



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A RARE OPPORTUNITY TO ACQUIRE A TRADITIONAL 3
BEDROOMED SEMI DETACHED HOUSE WITH A DOUBLE
GARAGE OCCUPYING LARGE GROUNDS WITH
POTENTIAL TO EXTEND OR BUILD A SECOND
INDEPENDENT PROPERTY**



**11 CLOUGH AVENUE
STEETON**

Offering far more than at first meets the eye, this unique property occupies a larger than average plot backing onto the local Bowling Green, with planning permission consequently approved in 2001 to build an independent dwelling in the garden alongside the current house.

Although the approval has subsequently lapsed, a prospective purchaser will have the exciting opportunity to re-submit plans to his or her own design (subject to approval), either for an independent dwelling, to extend number 11 or simply to make use of the superb double garage and larger than expected private garden.

PRICE: £249,950

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Steeton provides a range of local amenities including **Airedale General Hospital**, a **Co-Operative** store and a **well-connected railway station** with the larger centres of **Skipton, Leeds & Bradford** also within comfortable commuting distance.

Offered with no forward chain, the accommodation which is in need of modernisation in detail comprises:

TO THE GROUND FLOOR

Open porch with multi-paned door to:

HALL: 8'2" x 5'7" with open staircase to the first floor.

SITTING ROOM: 11'10" x 13'10" (into splay bay window) with electric fire, TV display area and opening to:



DINING AREA: 11'1" x 9'10" with sliding glazed doors to the rear garden.

DINING KITCHEN: 22'3" x 7'4" with basic wall and base units with worktops over, stainless steel sink unit, washer plumbing, gas point for cooker, Glow Worm boiler, windows on 2 sides and **DINING AREA** with understairs pantry and panelled door to the side garden.



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE FIRST FLOOR

LANDING: 7'1" x 6'11" with gable end window and access to roof void.

BEDROOM 1: 14'9" x 10'9" (into fitted wardrobes).



BEDROOM 2: 10'7" x 10'0" with fitted cupboard (housing the hot water cylinder) and a pleasant open outlook over the bowling green.

BEDROOM 3: 9'3" x 6'11" with fitted cupboard over the stairs bulkhead.



BATHROOM: 6'10" x 5'6" with 3 piece suite comprising panelled bath, low suite w.c, pedestal wash hand basin, radiator and window with frosted glass.

TO THE OUTSIDE

There is a generous lawned garden to the front with established borders and a driveway providing excellent on-site parking and giving access to a **DETACHED DOUBLE GARAGE:** approx 17'0" x 17'0".

There is a larger than expected lawned garden behind the garage which could form a building plot or allow for an extension (subject to planning). There is also a small paved yard behind the dining room backing onto the bowling green.

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SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band C levied Bradford Metropolitan District Council.

POST CODE: BD20 6SH

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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