



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN TOWN HOUSE WITH 2 DOUBLE BEDROOMS &  
2 EN-SUITE SHOWER ROOMS PLEASANTLY LOCATED  
TOWARDS THE HEAD OF A POPULAR DEVELOPMENT WITH  
A GENEROUS GARDEN ON THE SOUTH WEST SIDE**



**10 WILLOW AVENUE  
STEETON**

**Quietly tucked away in a favourable position towards the head of the cul-de-sac, this well-designed home was constructed approximately 6 years ago and benefits from the remainder of a 10 year NHBC warranty. The accommodation includes 2 well proportioned Double Bedrooms (both with En-Suite Shower Rooms), a Cloakroom, a contemporary Kitchen and a Sitting Room with doors to a generous garden on the south west side.**

Steeton is a popular semi-rural village with Willow Avenue being situated **within close proximity of Airedale General Hospital, Steeton & Silsden Railway Station and a late opening Co-Operative store.**

**PRICE: £199,950**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Also having **2 parking spaces immediately to the front**, the property is **offered with no forward chain** and in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed composite entrance door to:

**HALL:** 13'5" x 6'2" with laminate flooring, cloaks cupboard and staircase to the first floor with store cupboard & further storage space under.

**CLOAKROOM:** with low suite w.c, bracket wash hand basin, tiled floor and extractor fan.



**KITCHEN:** 9'6" x 6'2" with modern wall and base units, worktops over incorporating stainless steel sink unit & drainer, AEG appliances including 4 ring electric hob with glass splash back & extractor hood over, eye level oven & microwave oven, integrated fridge & freezer, tiled floor and ceiling downlights.

**SITTING ROOM:** 13'3" x 12'8" with laminate flooring and glazed sliding doors to the rear 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:** 9'4" x 6'9" with access to roof void and cupboard housing the Ideal boiler.

**BEDROOM 1:** 12'7" x 8'0" with deep cupboard over the stairs housing the hot water cylinder, ample space for wardrobes and 2 windows to the front.

**EN-SUITE:** 7'6" x 5'6" with contemporary suite comprising tiled shower enclosure with folding glass door, low suite w.c, bracket wash hand basin, chrome ladder radiator, tiled floor, ceiling downlights and extractor fan.



**BEDROOM 2:** 11'0" x 8'10" with ample space for wardrobes and views over the rear garden & towards Silsden Moor.



**EN-SUITE:** 8'11" x 3'6" with contemporary suite comprising tiled shower enclosure with glass door, low suite w.c, bracket wash hand basin, chrome ladder radiator, tiled floor, ceiling downlights and extractor fan

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## **TO THE OUTSIDE**

There are 2 parking spaces on a double width driveway and a small planted foregarden with a side passageway giving access to the rear.

The rear garden is part flagged & majority lawned enclosed by high level fencing making it safe & secure for young children and pets. The whole enjoys a favourable aspect on the south west side.



**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band B.

**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.

**POST CODE: BD20 6FN**

**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](http://www.wilman-wilman.co.uk)**

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