



**PEAR TREE COTTAGE
25 HIGH STREET
STEETON**



**A BEAUTIFUL PERIOD COTTAGE COVERING
3 FLOOR LEVELS WITH PRIVATE PARKING,
A USEFUL HOME OFFICE AND AN EASILY
MAINTAINED GARDEN LOCATED IN THE
ORIGINAL PART OF THE VILLAGE**

PRICE: £285,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Occupying a lovely elevated position in the original part of the village, Pear Tree Cottage offers more than at first meets the eye, including a substantial 2 storey extension and a spacious Attic Room, consequently providing a larger than expected floor area of 1175 sq ft.

In recent years the property has been the subject of substantial improvement throughout to include new windows, a new Bathroom, full re-decoration, the installation of a solid fuel stove and the conversion of an external store to a Home Office.

Steeton is a popular thriving village community, having a primary school, friendly pub, Airedale General Hospital, Steeton & Silsden Railway Station and a late opening Co-Op convenience store, all being with comfortable walking distance from the property.

Having a private parking space and easily maintained gardens to the side, the interesting & versatile accommodation in detail comprises:

TO THE GROUND FLOOR

ENTRANCE PORCH: 3'10" x 3'2" with attractive entrance door, quarry tiled floor, multi-paned windows to both sides and part glazed inner door to.

SITTING ROOM: 17'5" x 15'2" with traditional feature stone fireplace with solid fuel stove, 2 original fitted cupboards, exposed beams, recessed shelves, open spindled staircase to the first floor, window to the front elevation, 3 wall light points and attractive double doors to:

DINING AREA: 9'11" x 7'5" a light and airy room with sliding window / serving hatch to kitchen, Delph rack, fitted bench seating and windows to the front and side.



KITCHEN: 11'2" x 9'10" with range of wall and base units with concealed under-lighting, Oak work surfaces with matching upstands, inset 1½ bowl stainless steel sink unit, provision for a gas cooker with stainless steel hood over & splash back, space for a free-standing fridge/freezer, washer plumbing, integrated Bosch slimline dishwasher, wall mounted Vaillant combination boiler, laminate flooring, exposed beams and window & stable style panelled door to the side flagged garden.

TO THE FIRST FLOOR

LANDING: 7'5" x 5'11" with window to the rear elevation.

BEDROOM 1: 17'5" x 9'1" with exposed beams, stepped bulkhead with fitted wardrobes and window to the front elevation.

BEDROOM 2: 9'9" x 9'5" with windows on 2 sides.



LARGE BATHROOM: 9'9" x 9'1" with 3 piece suite comprising panelled bath with thermostatic shower over & glass screen, pedestal wash basin, low suite w.c, part tiled & part panelled walls, useful storage cupboard, Karndean flooring and window with frosted glass.

INNER LANDING: 11'3" x 5'11" with store cupboards, additional store cupboard and open spindled staircase to the second floor.

TO THE SECOND FLOOR

ATTIC ROOM: 17'5" x 15'5" (with restricted head height to eaves) a versatile room which could be used for a variety of purposes with the ceiling being open to the apex of the roof, exposed beams and windows on 2 sides.



TO THE OUTSIDE

To the side of the property there is an attractive flagged garden enclosed by secure panelled fencing and timber gates (which could also be used to park a small car).

A further small adjoining outbuilding is situated to the other side of the house.



To the rear is a tarmacaded area providing private off road parking as well as a large **HOME OFFICE / STORE:** 11'9" x 5'8" ideal for use as a home office or useful storage room, with power, light and water.



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 B levied by The City of Bradford Metropolitan Council.

POST CODE: BD20 6NT

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.

PRICE: £285,000

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

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

