



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A 1 BEDROOMED STONE BUILT COTTAGE QUIETLY
TUCKED AWAY BUT ALSO WITHIN WALKING DISTANCE
OF THE TRAIN STATION AND VILLAGE AMENITIES**



3 SCHOOL STREET STEETON

Tucked away in an almost hidden location, this charming 1 Bedroomed cottage briefly comprises **an open plan Kitchen and Sitting Room** to the ground floor complemented by a **Double Bedroom and adjoining Shower Room** to the first floor. Street parking is available nearby.

School Street stands in the original part of the village, being ideally situated within **a stone's throw of the school and short walking distance of Airedale General Hospital and the local train station** which provides excellent links to Skipton, Keighley & Leeds.

GUIDE PRICE: £99,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



TO THE GROUND FLOOR

Part glazed uPVC door to:

SITTING ROOM & KITCHEN: 16'0" x 10'4" with wall and base units with granite worktops over, stainless steel unit, oven and 4 ring electric hob with granite splashback and extractor hood over, space for under counter fridge and freezer, vinyl flooring, windows on 2 sides with granite sills, sitting & dining area and open return staircase to the first floor.



TO THE FIRST FLOOR

BEDROOM: 10'2" x 8'9" with access to roof void and window with deep granite sill.

SHOWER ROOM: 6'4" x 7'2" (max) with Mermaid boarded shower enclosure, low suite w.c, wash basin & granite sills, further granite shelf, ceiling downlights, tiled floor, cupboard housing the Ideal combination boiler and window with frosted glass.



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

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



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 6NP

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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