



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A FULLY REFURBISHED 3 BEDROOMED END TERRACED HOUSE WITH GARDENS ON 2 SIDES SITUATED IN A CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES



1 BEECH STREET STEETON

With a traditional appearance constructed in coursed Yorkshire stone, this end terraced property has been the subject of full modernisation with notable reference to the contemporary Kitchen and stylish Shower Room, also including a generous Sitting Room with space to dine and 3 thoughtfully designed first floor Bedrooms.

Beech Street is ideally situated within **comfortable walking distance of the primary school, Airedale General Hospital and the local train station** which provides excellent links to Skipton, Keighley & Leeds.

PRICE: £179,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Readymade & ideally suited to a variety of prospective purchasers, the accommodation in detail comprises:

TO THE GROUND FLOOR

New composite door to:

SITTING ROOM: 15'11" x 13'0" with log effect electric fire in marble surround, new laminate flooring, recesses to the chimney breast providing a useful study area and ample space for a dining table.



KITCHEN: 11'0" x 8'0" with modern wall and base units with worktops over incorporating stainless steel sink unit & drainer, Hotpoint oven & grill, 4 ring electric hob with glass splash back & extractor hood over, contemporary vertical radiator, Oak effect laminate flooring, cupboard housing the modern Main combination boiler, washer plumbing and open return staircase to the first floor with useful keeping cellar under.

TO THE FIRST FLOOR

LANDING: with access to roof void.



BEDROOM 1: 12'4" x 8'6".

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



BEDROOM 2: 8'9" x 7'5".

BEDROOM 3: 9'1" x 7'3".

SHOWER ROOM: 5'7" x 5'1" with modern suite comprising shower enclosure with dual heads, low suite w.c, wash hand basin with cupboards under, chrome ladder radiator, laminate flooring, fully tiled walls and window with frosted glass.



TO THE OUTSIDE

There is an open part gravelled foregarden and a more secure yard on the south side to the rear being enclosed by half stone walls, panelled fencing and a timber gate.



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

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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.

POST CODE: BD20 6PA

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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