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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A CHARACTERFUL 2 DOUBLE BEDROOMED COTTAGE
WITH A LARGE BATHROOM, REAR PORCH AND A LARGE
GARDEN SITUATED IN THE ORIGINAL PART OF THE
POPULAR VILLAGE OF STEETON**



**17 HIGH STREET
STEETON**

This charming terraced cottage offers more than at first meets the eye, having well proportioned rooms throughout to briefly include: a Sitting Room, Breakfast Kitchen and rear Porch / possible Utility, complemented by 2 Double Bedrooms and a modern Bathroom suite whilst also having a surprisingly large garden to the rear.

The house stands in the original part of this popular village close to the green, nicely away from the main road but within walking distance of both Airedale General Hospital and Steeton Railway Station which provides an excellent daily service for those commuting to the larger centres of Skipton, Leeds & Bradford.

PRICE: £170,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Ready for immediate occupation and **ideal for the single person, young couple or perhaps those looking to downsize**, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

ENTRANCE VESTIBULE: with ceiling light, feature window and inner door to:

SITTING ROOM: 13'11" x 12'11" with coal effect gas fire with stone surround, mantel & hearth, cupboard to the alcove and exposed beams.



BREAKFAST KITCHEN: 13'8" x 8'10" (max) comprising range of wall and base units with granite worksurfaces over incorporating ceramic sink & drainer, space for freestanding electric oven with gas connection point and extractor hood over, washer plumbing & space for a dishwasher / dryer, space for small dining table & chairs under the stairs, staircase to the first floor with store cupboard under, tiled floor, exposed beams, cupboard housing the Worcester combination boiler and part glazed uPVC door to:



REAR PORCH: 9'5" x 2'10" (this would make an ideal utility area) with flagged floor and part glazed stable style uPVC door 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

BEDROOM 1: 13'0" x 9'7" (max) with coved ceiling, roof void access, feature fireplace and attractive double doors.



BEDROOM 2: 10'11" x 9'0" with coved ceiling and 2 windows to the rear elevation with views over the garden and towards the village green.



BATHROOM: 8'7" x 5'3" comprising shower bath with thermostatic shower over & glass screen, low suite w.c, pedestal wash hand basin, fully tiled walls and floor, frosted uPVC window, chrome ladder towel rail and extractor fan.

TO THE OUTSIDE

There is an unexpectedly good sized garden to the rear, being majority flagged for ease of maintenance with a further shingled area with planted borders, 2 Victorian style lamps, a large summer house / shed and a cold water tap; the whole being bounded by timber panelled fencing with a rear stone wall boundary.

Street parking is available to the front.

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

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 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.

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



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