



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**OF SPECIAL APPEAL TO THE RETIREMENT MARKET -
A MODERN 2 BEDROOMED TOWN HOUSE WITH A
GROUND FLOOR W.C, DRIVEWAY PARKING AND
LOW MAINTENANCE GARDENS**



**19 BARROWS LANE
STEETON**

Built on the site of a former Bobbin Mill in the original part of the ever popular village of Steeton, this well presented 2 Bedroomed town house forms part of a development of mixed property types which were predominantly designed & built for those over the age of 55 with retirement requirements in mind.

The property is quietly tucked away but only a short distance from a useful range of local shops and amenities including Steeton Railway Station, Airedale General Hospital & a Co-Operative convenience store; also having a regular bus service to Skipton, Keighley & Cross Hills close by.

PRICE: £165,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Served by electric heating, a **modern fitted Shower Room** and **having private allocated driveway parking & use of landscaped communal gardens to the rear**, the house is **ready for immediate occupation** and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

ENTRANCE VESTIBULE: with tiled floor, useful store cupboard with power and inner door to:

HALLWAY: with telephone point and staircase to the first floor with useful store under.

KITCHEN: 8'3" x 8'1" with range of wall and base units, laminate worktops, 1½ bowl stainless steel sink unit & drainer, electric oven, 4 ring electric hob with concealed extractor hood over, integrated fridge, space & plumbing for washer, part tiled walls and Oak effect laminate floor.



CLOAKROOM: 6'1" x 2'10" comprising low suite w.c, wash hand basin, chrome ladder towel rail, tiled floor, part tiled walls and extractor fan.



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



SITTING ROOM: 14'8" x 10'10" with electric fire with surround & hearth, 2 wall light points, TV point, window with views over communal gardens and part glazed door to the gardens.

TO THE FIRST FLOOR

LANDING: with roof void access.

BEDROOM 1: 12'8" x 9'8" with 2 windows to the rear, full range of floor to ceiling wardrobes and views over the communal gardens.



BEDROOM 2: 12'8" x 8'1" (max).

SHOWER ROOM: 8'5" x 5'6" (max) comprising corner shower enclosure with electric unit, low suite w.c, wash hand basin, tiled floor and walls, frosted uPVC window and cylinder cupboard with storage over the stairs.



TO THE OUTSIDE

To the front is driveway parking with a low maintenance pebbled foregarden.

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To the rear there is a small flagged patio which catches the morning sun with views over and use of communal gardens consisting of lawns, established planting and seating areas.



SERVICES: Mains 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 Band B.

TENURE: The property is leasehold and vacant possession will be given on completion of the sale. We understand the property benefits from the remaining term of a 999 year lease from 1st January 1989.

Please contact the agent for further details regarding the monthly service charge and management fee.

POST CODE: BD20 6PT

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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