



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED 2 BEDROOMED END TERRACED HOUSE
WITH A MODERN KITCHEN & BATHROOM & YARDS TO THE
FRONT AND REAR BEING CLOSE TO SERVICES AND AMENITIES**



1 CROFT STREET STEETON

Constructed in coursed Yorkshire stone covered with a blue slate roof with corbelled eaves, this well presented and modernised end terraced house briefly comprises traditional 2 Bedroomed accommodation with a good sized Bathroom, spacious Sitting Room and full width Kitchen, the whole retaining a variety of original features including beamed ceilings and stone arches over the external doors.

The property benefits from good sized yards to both the front and rear and is within **comfortable walking distance of a range of services and amenities** including a late opening Co-Operative store, Steeton & Silsden railway station and Airedale General Hospital.

PRICE: £165,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Offered with no forward chain the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

KITCHEN: 12'9" x 6'10" range of wall and base units with laminate worktops over incorporating electric oven, 4 ring electric hob with extractor hood over, stainless steel sink unit and drainer, integrated fridge, vinyl floor, panelled ceiling, spindled staircase to the first floor with useful staircase under with washer plumbing and housing the Baxi combination boiler, space for a small bistro table and chairs.



SITTING ROOM: 15'9" x 12'10" exposed beams, stone fireplace with electric fire, timber door to the rear yard.



TO THE FIRST FLOOR

LANDING: with roof void access.

BEDROOM 1: 12'9" x 10'2" (inclusive of a range of fitted wardrobes) with coved ceiling and fitted wardrobes.

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: 9'10" x 7'10" with fitted wardrobe.

BATHROOM: 6'5" x 6'2" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c, pedestal wash hand basin, part tiled walls, vinyl floor, panelled ceiling and frosted uPVC window.



TO THE OUTSIDE

To the front is a flagged patio bounded by low stone walls, the rear yard consists of a flagged pathway and is majority pebbled for ease of maintenance, again with low stone wall boundaries.

Street parking is available immediately adjacent to the property.

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 6PB

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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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