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ESTATE AGENTS · VALUERS · LETTING AGENTS

A BEAUTIFUL PERIOD COTTAGE COVERING 3 FLOOR LEVELS WITH PRIVATE PARKING, AND AN EASILY MAINTAINED GARDEN LOCATED IN THE ORIGINAL PART OF THE VILLAGE



**PEAR TREE COTTAGE
25 HIGH STREET
STEETON**

Occupying a lovely, elevated position in the original part of the village, Pear Tree Cottage offers more than at first meets the eye, including a **substantial 2 storey extension and a spacious Attic Room**, consequently providing a larger than expected floor area of 1175 sq ft.

In recent years the property has been the **subject of substantial improvement throughout to include a new bathroom and windows and the installation of a solid fuel stove.**

RENT: £1250 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Steeton, is a popular thriving village community having **primary school, friendly pub, Airedale General Hospital** and **Steeton and Silsden Railway Station**, all being within comfortable walking distance of the property.

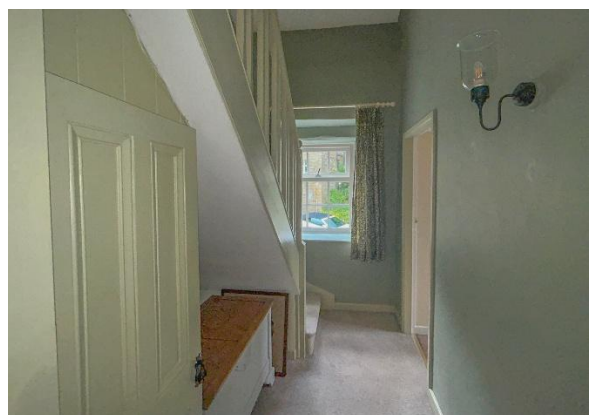
TO THE GROUND FLOOR

ENTRANCE PORCH: 3'10" x 3'2" with attractive entrance door, quarry tiled floor, multi-paned windows to both sides and part glazed inner door to:

SITTING ROOM: 17'5" x 15'2" with traditional feature stone fireplace with solid fuel stove, 2 original fitted cupboards, exposed beams, recessed shelves, open spindled staircase to the first floor, window to the front elevation, 3 wall light points and attractive double doors to:



DINING AREA: 9'11" x 7'5" a light and airy room with sliding window / serving hatch to kitchen, Delph rack, fitted bench seating and windows to the front and side.



KITCHEN: 11'2" x 9'10" with range of wall and base units with concealed under-lighting, Oak work surfaces with matching upstands, inset 1½ bowl stainless steel sink unit, gas cooker with stainless steel hood over & splash back, free-standing fridge/freezer, washing machine, integrated Bosch slimline dishwasher, wall mounted Vaillant combination boiler, laminate flooring, exposed beams and window & stable style panelled door to the side flagged 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

LANDING: 7'5" x 5'11" with window to the rear elevation.

BEDROOM 1: 17'5" x 9'1" with exposed beams, stepped bulkhead with fitted wardrobes.



BEDROOM 2: 9'9" x 9'5" with windows on 2 sides.

LARGE BATHROOM: 9'9" x 9'1" with 3- piece suite comprising panelled bath with thermostatic shower over & glass screen, pedestal wash basin, low suite w.c, part tiled & part panelled walls, useful storage cupboard, Karndean flooring and window with frosted glass.



INNER LANDING: 11'3" x 5'11" with store cupboards, additional store cupboard and open spindled staircase to the second floor.

TO THE SECOND FLOOR

ATTIC ROOM: 17'5" x 15'5" (with restricted head height to eaves) a versatile room which could be used for a variety of purposes with the ceiling being open to the apex of the roof, exposed beams and windows on 2 sides.

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TO THE OUTSIDE

To the side of the property there is an attractive flagged garden enclosed by secure panelled fencing and timber gates (which could also be used to park a small car).

A further small adjoining outbuilding is situated to the other side of the house.



SERVICES: Mains water, drainage, gas and electricity are connected to the property.

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

POST CODE: BD20 6NT

VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

RENT: £1,250

BOND: £1,438

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

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