



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUBSTANTIAL WELL PRESENTED 2 BEDROOMED  
MIDDLE TERRACED HOUSE COVERING 3 FLOOR LEVELS  
WITH FAR REACHING VIEWS IN A POPULAR  
VILLAGE LOCATION**



**47 HIGH STREET  
STEETON**

**Traditionally constructed in coursed stone with corbelled eaves covered with a blue slate roof, this interesting property provides easily managed 2 Double Bedroomed accommodation over 3 floor levels with a small walled foregarden and flagged rear yard (having potential to create on-site parking similar to neighbouring properties).**

Steeton is a popular semi-rural village and **High Street** is only minutes away from **Airedale General Hospital**, a **Co-Operative convenience store** and **Steeton railway station** which provides direct links to the larger business centres of Skipton, Keighley, Bradford and Leeds.

**PRICE: £167,500**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



**Having the possibility to create a 3<sup>rd</sup> Bedroom if required** by relocating the bathroom to the middle of the house, **the property is recommended for closer inspection** and in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**SITTING ROOM:** 15'3" x 13'6" with gas fire set in contemporary Tulip cast iron fireplace, 2 arched recesses, coved ceiling and open plan access to:



**KITCHEN:** 12'5" x 7'6" (overall) with range of wall and base units in white with working surfaces over incorporating stainless steel sink unit, Indesit electric cooker and 4 ring hob with concealed extractor hood over, washer plumbing, laminate flooring, return staircase to the first floor and door to the rear garden.



**SMALL CELLAR:** housing the Main combination boiler (all pipework replaced in 2022).

### **TO THE FIRST FLOOR**

**LANDING:** with return staircase to the second floor.

**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 1:** 15'2" x 12'0" a very generous double room.

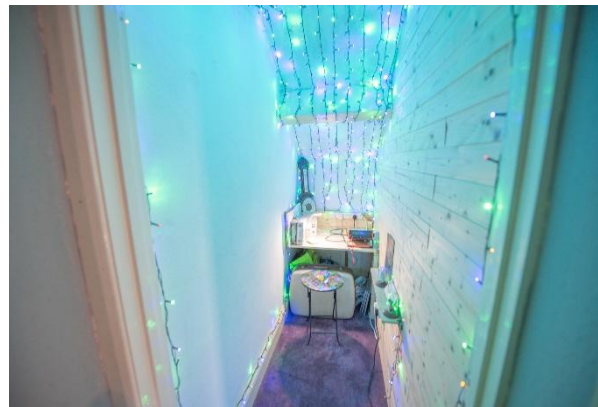
**BATHROOM:** 9'0" x 9'5" with 3 piece suite comprising panelled bath with electric Triton shower over, pedestal wash basin and low suite w.c, wood strip flooring and storage cupboard.



## **TO THE SECOND FLOOR**

**LANDING:** with deep store cupboard / home office space.

**ATTIC BEDROOM 2:** 16'0" x 12'6" with eaves storage and dormer window with far reaching views across the valley.



## **TO THE OUTSIDE**

There is a small walled foregarden and a larger flagged rear yard with raised flowerbeds and a timber shed.

There is a possibility to provide on-site parking at the rear similarly to some of the neighbouring properties.

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



**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:** Verbal enquiry reveals that this property has been placed in **band A**.

**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.

**PRICE:** £167,500

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

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