



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED 2 BEDROOMED SEMI-DETACHED BUNGALOW WITH DRIVEWAY PARKING, A GARAGE AND LARGER THAN AVERAGE GARDENS SITUATED IN A QUIET RESIDENTIAL AREA



**23 HALSTEADS WAY
STEETON**

Constructed in the 1960's, this traditional semi-detached bungalow has been **very well maintained and stands on a generous plot with a particularly good sized rear garden, a detached Garage and an extensive flagged drive which provides excellent parking and room to accommodate a caravan or motor home.**

Halsteads Way is conveniently situated close to Airedale General Hospital and Steeton railway station, there also **being a regular bus route close by to the larger towns of Skipton and Keighley.**

PRICE: £220,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Served by gas central heating from a modern combination boiler and uPVC double glazing, the property is recommended for closer inspection and offered with no forward chain, in detail comprising:

TO THE GROUND FLOOR

Part glazed & leaded side door to:

ENTRANCE HALL: 11'8" x 7'9" (T-shaped) with good sized store cupboard with coat hooks, high quality flooring and access to part boarded roof void via extending aluminium ladder.



KITCHEN: 9'2" x 9'0" with upgraded wall and base units with working surfaces over incorporating 1½ bowl stainless steel sink unit, space for oven with concealed extractor hood over, space for tall fridge/freezer, washer plumbing, part tiled walls, modern Baxi combination boiler (3 years old), shallow breakfast bar, tile effect Vinolay flooring and windows on 2 sides with a pleasant open outlook to the front.

SITTING ROOM: 17'0" x 10'10" with coal effect gas fire on stylish marble hearth with matching surround & mantel, 2 wall light points, coved ceiling, TV point and picture window to the front.



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: 12'0" x 10'9" with excellent range of fitted wardrobes, drawers, bedside units, and cupboards over the bulkhead and views over the rear garden.

BEDROOM 2 / DINING ROOM: 9'0" x 8'0" with fitted cupboards, worktops & shelving and glazed uPVC sliding French doors to the rear garden.



BATHROOM: 6'0" x 5'5" with 3 piece suite in white comprising panelled bath with electric shower over, low suite w.c, pedestal wash hand basin, fully tiled walls, radiator and window with frosted glass.

TO THE OUTSIDE

The front garden contains a small patio and a variety of well established shrubs, plants & evergreens enclosed by panelled fencing.



There is an extensive flagged driveway to the side (providing excellent on-site parking for 3 or 4 cars) leading to the:

DETACHED GARAGE: with up-and-over door and side window & door.

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 rear is a larger than average low maintenance garden with flagging and pebbled flower beds containing shrubs & conifers; the whole being enclosed by secure panelled fencing to the sides with a drystone wall to the rear boundary.



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

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 6SN

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: £220,000 – NO CHAIN

VISIT OUR WEBSITE: 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.