



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL-PROPORTIONED 2/3 BEDROOMED SEMI-DETACHED DORMER BUNGALOW WITH A LARGE GARAGE, LOW MAINTENANCE GARDENS AND DRIVEWAY PARKING SITUATED IN A POPULAR AREA CLOSE TO LOCAL AMENITIES**



## **4 HALSTEADS WAY STEETON**

**Occupying an advantageous position with a favourable southerly aspect to the rear & long-distance views to the front, this spacious 2/3 bedroomed semi-detached dormer bungalow offers a flexible layout which would suit those of retirement age but also a growing family.**

The accommodation briefly comprises: **a dining kitchen, sitting room, dining room / potential 3<sup>rd</sup> bedroom, double bedroom and a bathroom to the ground floor, having a further double first floor bedroom with elevated views and extensive eaves storage which offers conversion potential, subject to obtaining the necessary consents.**

## **PRICE: £255,000 – NO CHAIN**

**Tel: 01535 637333**

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

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



The property is located close to Airedale General Hospital and a late opening Co-Op, also within **walking distance of Steeton & Silsden Train Station which offers direct links to Skipton, Leeds and Bradford.** There are primary schools in Steeton and Eastburn with **the highly regarded South Craven Secondary School in neighbouring Cross Hills,** a village which also provides a wider range of services & amenities.

### **TO THE GROUND FLOOR**

Half glazed uPVC door to:

**HALLWAY:** with staircase to the first floor with store under and a further useful cupboard.

**BREAKFAST KITCHEN:** 12'2" x 12'0" with range of wall and base units with laminate working surfaces over incorporating stainless steel sink unit & drainer, space for freestanding oven & gas point, washer plumbing, space for tall fridge freezer, gas wall heater and half glazed uPVC door to the driveway.



**SITTING ROOM:** 15'5" x 14'2" with glazed patio doors to the garden, gas fire, coved ceiling with central light fitting and 3 wall light points.



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



**DINING ROOM / POTENTIAL 3<sup>rd</sup> BEDROOM:** 10'11" x 10'10" with views across the valley.

**BEDROOM 1:** 14'1" x 9'5" with built-in wardrobe.



**BATHROOM:** 6'9" x 6'2" comprising panelled bath, low suite w.c, wash hand basin, vinyl tiled floor, part tiled and part boarded walls, extractor fan, wall heater and frosted uPVC window.



### **TO THE FIRST FLOOR**

**LANDING:** with range of storage cupboards and access to large eaves storage space which has conversion potential.



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**BEDROOM 2:** 14'0" x 9'7" with superb elevated views across the valley, also having access to the eaves storage.

### **TO THE OUTSIDE**

There is a low maintenance tiered foregarden with established planting and a flagged driveway providing parking for several vehicles giving access to a **DETACHED GARAGE:** 15'2" x 14'4" (approx.) with up-and-over door.

The rear garden enjoys a favourable southerly aspect and comprises a lawn and established planting with a cold water tap.



**COUNCIL TAX BAND:** 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.

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