



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A TRADITIONAL SEMI-DETACHED BUNGALOW WITH A CONSERVATORY EXTENSION AND A LARGE GARAGE & DRIVEWAY SITUATED IN A QUIET RESIDENTIAL AREA**



## **7 CURRER WALK STEETON**

This semi-detached bungalow has been **well maintained with particular reference to an upgraded Breakfast Kitchen & Shower Room**, also including a **Conservatory extension**, a generous Sitting Room and **2 Bedrooms**; externally having a **generous driveway**, a **27ft detached Garage with an electric door** and a **sheltered garden on the south west side**.

Currer Walk is conveniently situated **close to Airedale General Hospital**, a **late opening Co-Op convenience store** and **Steeton Railway Station**, there also being a regular bus route close by to the larger towns of Skipton and Keighley.

**PRICE: £227,500 – 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



**Recommended for closer inspection**, the bungalow is offered with **no forward chain** and in detail comprises:

### **TO THE GROUND FLOOR**

Half glazed side uPVC door to **SMALL PORCH** with inner door to:

**ENTRANCE HALL:** with useful store cupboard and ladder access to part boarded attic also housing the Worcester combination boiler.



**BREAKFAST KITCHEN:** 11'1" x 8'11" with modern range of wall and base units, worktops, acrylic sink & drainer, oven & 4 ring gas hob with concealed extractor hood over, breakfast bar, part tiled walls, laminate flooring and windows on 2 sides.

**SITTING ROOM:** 17'1" x 11'0" with gas fire, 3 wall light points and picture window to the front.



**BEDROOM 1:** 12'0" x 10'8" with fitted wardrobes & dressing table and multi-paned doors to the conservatory.

**BEDROOM 2:** 12'0" x 9'7" with multi-paned doors to the conservatory.

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



**CONSERVATORY:** 16'5" x 6'7" with laminate flooring, windows on 3 sides and glazed uPVC doors to the garden.



**SHOWER ROOM:** 6'2" x 5'4" a modern suite comprising shower enclosure, combined low suite w.c & wash hand basin with cupboard under & display sill, tiled walls & floor, extractor fan and window with frosted glass.

### **TO THE OUTSIDE**

There is a gravelled foregarden with established flower borders.

A generous driveway provides good off-road parking and gives access to an extended **DETACHED GARAGE:** 27'10" x 9'2" with electric roller shutter door, side door, windows on 2 sides and workbench to the rear.

The rear garden is decked & flagged enclosed by panelled fencing also including an undercover sitting out area and a timber shed with power.



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

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**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 6TL**

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

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