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ESTATE AGENTS · VALUERS · LETTING AGENTS

A SPACIOUS 3 BEDROOMED MID-TERRACE ARRANGED OVER 3 FLOORS WITH 2 STUDY / HOBBY ROOMS AND A UTILITY EXTENSION BACKING ONTO THE PARK IN A POPULAR RESIDENTIAL LOCATION



**17 SUN STREET
EASTBURN**

Having undergone considerable modernisation in recent years, notably including a new **Kitchen & Bathroom**, the addition of a solid fuel stove to the Sitting Room, a **re-wire and re-plumbing** and re-decoration throughout, this **well-proportioned 3 Bedroomed terrace house** offers a **flexible layout arranged over 3 floors** plus the addition of **2 versatile Hobby/Study Rooms** to the top floor.

Backing onto the park and within walking distance of Eastburn primary school, Airedale General Hospital, Steeton & Silsden railway station and a wider range of amenities in neighbouring Cross Hills, this **well presented property will appeal to a wide range of buyers** looking for a family home at an affordable price.

PRICE: £199,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Externally the property benefits from a **small yard on the favourable west side with 3 useful outbuildings** and street parking to the front.

TO THE GROUND FLOOR

uPVC door to:

SITTING ROOM: 15'8" x 13'8" with solid fuel stove recessed to chimney breast with stone heart & inset with oak lintel over, laminate flooring and recessed TV point.



BREAKFAST KITCHEN: 12'6" x 8'9" with range of wall and base units, oak effect laminate worktops, electric oven, 4 ring gas hob with extractor hood over, stainless steel sink unit & drainer, integrated dishwasher, Baxi combination boiler, matching laminate flooring, peninsular breakfast bar, useful understairs store cupboard and staircase to the first floor.



UTILITY: 8'8" x 3'8" with washer and dryer plumbing, space for tall fridge freezer, matching laminate flooring and half glazed uPVC door to the rear.

TO THE FIRST FLOOR

LANDING: with return staircase to the 2nd 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: 15'9" x 10'10" with 2 windows to the front.

BEDROOM 2: 9'8" x 5'3".



BATHROOM: 9'6" x 6'0" (max) comprising panelled bath with shower head attachment, walk-in-shower enclosure with thermostatic unit and boarded walls, low suite w.c, wash hand basin, vinyl floor and extractor fan.



TO THE SECOND FLOOR

LANDING: with useful store area.

BEDROOM 3: 15'6" x 4'5" (plus space under the eaves) with Velux with views to the hills.

STUDY / HOBBY ROOM 1: 7'4" x 6'10" with Velux window and space under the eaves.

STUDY / HOBBY ROOM 2: 7'4" x 5'4" with Velux window and space under the eaves.

TO THE OUTSIDE

Street parking is available to the front and there is a small foregarden bounded by low stone walls.

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The rear yard has 3 useful outbuildings, a favourable westerly aspect and views over the park.



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

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 8UR

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

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