



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A TRADITIONAL 2 BEDROOMED SEMI-DETACHED
BUNGALOW WITH DRIVEWAY PARKING, A GARAGE AND
GENEROUS GARDENS PLEASANTLY LOCATED ON A
SMALL QUIET CUL-DE-SAC**



**5 GARFORTH AVENUE
STEETON**

Constructed in the 1960's, this traditional semi-detached bungalow has been **well cared for & maintained with recent improvements including a re-roof, modern boiler and new glazed uPVC doors to the rear**, also having **good sized gardens, a generous driveway & a detached Garage**

Garforth Avenue is a small quiet cul-de-sac 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**, is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Open porch with half glazed & leaded side door to:

ENTRANCE HALL: with store cupboard with sliding doors.



KITCHEN: 9'2" x 9'0" with range of wall and base units with worktops over, acrylic sink unit & drainer, space for washer & tall fridge freezer, oven, 4 ring gas hob with extractor over, modern combination boiler, vinyl flooring and windows on 2 sides.

SITTING ROOM: 17'2" x 10'10" with upgraded gas fire, beamed ceiling, 2 wall light points and picture window the front.



BEDROOM 1: 11'10" x 10'10" with view over the rear garden.

BEDROOM 2 / DINING ROOM: 9'0" x 8'0" with glazed uPVC doors to the rear garden.

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



SHOWER ROOM: 6'0" x 5'5" with large walk-in shower, low suite w.c, wash hand basin with cupboards under, part tiled walls, laminate flooring and window with frosted glass.

TO THE OUTSIDE

The front garden is lawned with established borders. There is an extensive driveway to the side (providing good on-site parking and leading to the **DETACHED GARAGE:** with up-and-over door and side window & door.



The rear garden is majority lawned with a flagged sitting out area. There is also a useful timber shed.

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

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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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