



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

AN IMMACULATE TERRACED PROPERTY WITH BESPOKE JOINERY THROUGHOUT AND HIGH QUALITY FIXTURES & FITTINGS SITUATED IN A CONVENIENT LOCATION CLOSE TO THE TRAIN STATION & LOCAL AMENITIES



26 ELMSLEY STREET STEETON

Constructed in coursed Yorkshire stone, **this property has been completely transformed by the current owners to an incredibly high standard including bespoke fitted furniture & window shutters, a superb 2nd floor Bedroom with a luxury En-Suite and a sheltered landscaped garden.**

Elmsley Street is ideally situated within **comfortable walking distance of the primary school, Airedale General Hospital and the local train station** which provides excellent links to Skipton, Keighley, Leeds & Bradford.

PRICE: £210,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Ideal for prospective purchasers looking for a ready-made 'turn key' property of the highest standard, the accommodation in detail comprises:

TO THE GROUND FLOOR

Composite door to:

SITTING ROOM: 15'0" x 14'4" with fitted bench & show store to entrance, bespoke fitted bookshelves & cabinetry and solid fuel stove recessed to fireplace.



DINING KITCHEN: 15'0" x 9'6" with Oak flooring, range of hand made wall & base units quartz worktops over, Belfast style sink unit, oven & 4 ring gas hob with concealed extractor hood over, integrated washing machine, fridge & freezer, cupboard housing a modern combination boiler, fitted wine cooler, fitted table & seating, open return staircase and part glazed composite door to the rear.



TO THE FIRST FLOOR

LANDING: with exposed floorboards and staircase to the second floor.

BEDROOM 2: 14'8" x 14'3" with exposed floorboards, original feature fireplace and fitted wardrobes.

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



BATHROOM: 9'5" x 9'0" with exposed painted floorboards, enamel bath un bespoke feature surround and showerhead attachment, part tiled & panelled walls, pedestal was basin, low suite w.c and window with fitted shutters.



TO THE SECOND FLOOR

BEDROOM 1: 14'10" x 12'0" with exposed floorboards, 2 Velux windows, fitted wardrobes and eaves storage.



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



EN-SUITE: 11'7" x 5'5" comprising tiled walk-in shower enclosure, low suite w.c, wash hand basin on fitted drawers with marble sill, wall light point, part panelled walls, exposed floorboards, Velux window and eaves store.

TO THE OUTSIDE

There is small flagged yard to the front enclosed by half stone walls. The rear is part decked and is enclosed by panelled fencing and a timber gate.



COUNCIL TAX BAND: 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 6SE

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: £210,000

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.