



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GOOD SIZED WELL PRESENTED 2 BEDROOMED
GROUND FLOOR APARTMENT WITH PRIVATE PARKING
AND A SMALL GARDEN SITUATED IN A QUIET
RESIDENTIAL AREA**



34 BOBBIN MILL COURT STEETON

Bobbin Mill Court is pleasantly tucked away from the village centre but also **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.**

Number 34 forms a generous much improved ground floor apartment with self-contained access, 2 good sized bedrooms and a large Living Room with glazed doors to a sitting out area, being ideally suited to variety of prospective purchasers looking for a property with minimal upkeep and reasonable services charges.

PRICE: £139,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Significantly improved by the current owner and also including valuable private parking, the beautifully presented apartment is offered with **no forward chain** and in detail comprises:

Covered entrance with majority glazed self-contained door to:

THE GROUND FLOOR

HALLWAY: including a range of useful storage cupboards housing the hot water cylinder.

KITCHEN: 10'5" x 7'10" with range of wall and base units, stainless steel sink & drainer, oven, washer plumbing, space for tall fridge freezer, part tiled walls and vinyl flooring.



LIVING ROOM: 14'2" x 13'4" a lovely light & airy room with windows on 2 sides, sliding glazed uPVC doors and bespoke feature fireplace with display sills to both sides.



BEDROOM 1: 12'6" x 11'5".

BEDROOM 2: 10'9" x 6'10".

SHOWER ROOM: 8'5" x 6'1" with shower enclosure, low suite w.c, wash hand basin, vinyl flooring and window with frosted glass.

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



TO THE OUTSIDE

There is a half flagged & gravelled rear garden with access via the glazed sitting room doors.

There is a small lawn and sitting out area to the front and although our vendor has enjoyed use of this area, it is not on the title for number 34.



COUNCIL TAX BAND: Band B.

SERVICES: Mains 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.

SERVICE / MAINTENANCE CHARGES: A charge of £90 per month covers ground rent, buildings insurance, garden maintenance & window cleaning (managed by the Green Partnership in Keighley).

POST CODE: BD20 6PU

TENURE: The property is leasehold under the remainder of a 999 year lease.

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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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