



# wilman&wilman

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**A WELL PRESENTED AND GENEROUSLY PROPORTIONED 3 BEDROOMED END TERRACED HOUSE WITH A LARGE DINING KITCHEN, MODERN BATHROOM AND ENCLOSED GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION**



## **15 MURTON GROVE STEETON**

**Substantially constructed in coursed Yorkshire stone with attractive corbelled eaves and covered with a blue slate roof, this superior end terraced house has been the subject of considerable expenditure in recent years and an early viewing of this property is highly recommended to avoid disappointment.**

The accommodation includes a stylish Dining Kitchen, a large Sitting Room with a cast iron solid fuel stove & French doors to the garden, a modern Bathroom and 3 Double Bedrooms, whilst externally there is a good sized rear garden and a small yard with a useful stone outbuilding to the front.

## **PRICE: £205,000**

**Tel: 01535 637333**

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

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



Conveniently located close to local shops, a health centre, hairdressers, pubs and Steeton Railway Station (which is within short walking distance), the property is highly recommended and in more detail comprises:

### TO THE GROUND FLOOR

Part glazed uPVC door to:

**DINING KITCHEN:** 14'8" x 13'4" with range of dark grey wall and base units with contrasting laminate working surfaces over with matching splash backs, incorporating ceramic sink unit & drainer, double electric oven and 4 ring electric hob with extractor hood over, integrated slimline dishwasher, space for American style fridge freezer, Oak effect laminate flooring, dado rail, ceiling spotlights, enclosed staircase to the first floor and step down to:

**DINING AREA:** 11'0" x 5'3" with matching flooring, wood panelled ceiling with spotlights, washer plumbing and window seat.



**SITTING ROOM:** 13'9" x 12'0" with multi-fuel stove recessed to chimney breast with flagged hearth and feature lintel over, French doors to good sized rear garden, dado rail, ceiling light, T.V and telephone points.



### TO THE FIRST 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.



**SPLIT LEVEL LANDING:** 7'4" x 5'2" (max) with ceiling light and return open spindled staircase to the second floor.

**BEDROOM 1:** 13'11" x 12'1" (max) with coved ceiling, corner store cupboard, ceiling light & large window with long distance views.



**BEDROOM 2:** 13'11" x 7'8" with coved ceiling and ceiling light.

**BATHROOM:** 6'1" x 5'0" with 3 piece suite comprising bath with tiled panel with twin head thermostatic shower over with glass screen, low suite w.c, wash hand basin with cupboard under, fully tiled walls & floor, chrome ladder radiator and ceiling spotlights.



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## **TO THE SECOND FLOOR**

**LANDING:** 6'6" x 5'2" (max) a useful study / reading area.

**BEDROOM 3:** 16'2" x 13'7" (plus eaves storage space) with laminate flooring, 2 Velux windows, eaves storage, exposed beams, radiator and cupboard housing the Worcester combination boiler.

## **TO THE OUTSIDE**

There is a flagged yard to the front with a useful stone outbuilding and high stone wall boundary with street parking available to the front.

The good sized rear garden currently consists of an area of decking accessed from the French doors, the remainder being flagged for ease of maintenance with raised vegetable planters, an outside power point and a useful access path; the whole being bounded by stone walls and panelled fencing for privacy and security.



**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.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band A levied by The City of Bradford Metropolitan District Council.

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**POST CODE: BD20 6RS**

**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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