



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXTENDED SEMI-DETACHED BUNGALOW WITH 2  
DOUBLE BEDROOMS, DRIVEWAY PARKING AND A  
GARAGE SITUATED IN A QUIET RESIDENTIAL AREA**



## **2 CURRER WALK STEETON**

**This semi-detached bungalow has been extended and consequently has the rare advantage of 2 Double Bedrooms, also including a Shower Room, Breakfast Kitchen and a generous Sitting Room; externally having an improved driveway, a detached Garage, a lawned foregarden and a further sheltered garden to the rear.**

Currer Walk is conveniently situated close to Airedale General Hospital, a late opening Co-Op convenience store 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](http://www.wilman-wilman.co.uk)**

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



Served by gas central heating from a combination boiler and uPVC double glazing, the property is recommended for closer inspection and offered with no forward chain, in detail comprising:

### **TO THE GROUND FLOOR**

Majority glazed side uPVC door to:

**ENTRANCE HALL:** 10'2" x 7'8" (T-shaped) with store cupboard housing the combination boiler.



**KITCHEN:** 9'2" x 9'0" with range of wall and base units, worktops, stainless steel sink & drainer, oven & 4 ring gas hob with extractor hood over, breakfast bar, part tiled walls, vinyl flooring and windows on 2 sides.

**SITTING ROOM:** 17'1" x 10'11" with electric fire and picture window to the front.



**BEDROOM 1:** 15'0" x 10'11" with fitted wardrobes and glazed uPVC doors to the rear garden.

**BEDROOM 2:** 12'0" x 9'7" with range of fitted furniture.

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:** 6'3" x 5'5" comprising shower enclosure, low suite w.c, wash hand basin, part tiled walls and window with frosted glass.

### **TO THE OUTSIDE**

There is a lawned foregarden with established flower borders.

There is an extensive driveway to the side providing good off-road parking and giving access to the **DETACHED GARAGE:** 18'0" x 9'1" with up-and-over door and side window & door

The rear garden is part flagged and lawned enclosed by high level hedgerows which consequently provide a good degree of shelter & privacy. There is also a metal garden store to the rear of the garage.

**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 6TL

**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:** £220,000 – NO CHAIN      **VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

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