



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A FULLY REFURBISHED 4 BEDROOMED TERRACED HOUSE WITH 2 LARGE DORMERS TO THE 2ND FLOOR
SITUATED IN A CONVENIENT LOCATION CLOSE
TO LOCAL AMENITIES**



**32 ELMSLEY STREET
STEETON**

Constructed in coursed Yorkshire stone, **this impressive family home has been the subject of comprehensive modernisation throughout**, now briefly comprising: a generous Sitting Room, **brand new high quality Kitchen and an extended Dining Room**. There is also a **new Bathroom suite and 4 Double Bedrooms which include large dormers to the 2nd floor**.

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: £199,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Readymade & ideally suited to a variety of prospective purchasers, the accommodation in detail comprises:

TO THE GROUND FLOOR

New part glazed composite door to:

HALLWAY: with staircase to the first floor.

SITTING ROOM: 14'4" x 12'2" with electric fire, ceiling rose and deep understairs store.



KITCHEN: 15'0" x 9'6" with new wall and base units with worktops over, stainless steel sink & drainer, oven and 4 ring electric hob with extractor hood over, integrated dishwasher, space for washer and tall fridge freezer, part tiled walls and vinyl flooring.



EXTENDED DINING ROOM: 8'3" x 7'9" with windows on 2 sides and part glazed uPVC door to the rear.

TO THE FIRST FLOOR

LANDING: with 2 wall light points, front window and enclosed staircase to the second 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.



BEDROOM 3: 14'4" x 9'0".



BEDROOM 4: 9'4" x 8'8" (max).

BATHROOM: 7'8" x 5'8" with new suite comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin, vinyl flooring, window with frosted glass and cupboard housing the Main combination boiler.



TO THE SECOND FLOOR

BEDROOM 1: 14'10" x 11'6" with a pleasant outlook from a dormer to the rear.

BEDROOM 2: 12'1" x 11'2" with store cupboard and dormer to the front.



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TO THE OUTSIDE

There is small flagged yard to the front enclosed by half stone walls and a further small area of flagging to the rear.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax 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.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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