



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING FULL MODERNISATION THROUGHOUT - A
DECEPTIVELY SPACIOUS 3 BEDROOMED CORNER
COTTAGE OFFERING THE FURTHER POSSIBILITY TO
SEPARATE INTO 2 SMALLER UNITS**



2 CHAPEL ROAD STEETON

Now requiring full modernisation throughout yet **offering an exciting opportunity to create a home to a buyer's individual specification**, this individual corner cottage has an interesting history, once forming part of the village grocers store.

With a **deceptively spacious floor area in excess of 950 sqft**, the cottage benefits from **modern uPVC windows and doors** and has **undergone substantial roof works** in recent years and briefly comprises; a Sitting Room, Snug / Dining Room and Kitchen to the ground floor, with 3 Bedrooms and a Bathroom to the first floor. There is also a **possibility to split the property into 2 independent units** (subject to obtaining the necessary consents).

PRICE: £139,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The house stands in the original part of this popular village close to the green, nicely away from the main road but within walking distance of both Airedale General Hospital and Steeton railway station which provides an excellent daily service for those commuting to the larger centres of Skipton, Leeds & Bradford.

TO THE GROUND FLOOR

Door to hallway with staircase to first floor.

SITTING ROOM: 14'3" x 13'5" original fitted cupboards either side of the chimney breast and window fronting onto Chapel Road.



KITCHEN: 7'6" x 6'5" a small lean-to kitchen with sink unit, base units with working surfaces over and stable style uPVC door to the rear yard.

SNUG / DINING ROOM: 15'9" x 10'5" store cupboard under the stairs, window fronting to Barrows Lane and access to inner lobby with redundant staircase to the first floor and door to the outside.



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 FIRST FLOOR

SPLIT LEVEL LANDING:

BEDROOM 1: 13'11" x 6'10"

BEDROOM 2: 11'11" x 9'2" with useful store cupboard over the stairs



BEDROOM 3: 11'0" x 8'11"

BATHROOM: 6'5" x 5'0" comprising panelled bath with electric shower over, low suite w.c, pedestal wash hand basin and uPVC window.



TO THE OUTSIDE

There is a small outbuilding to the rear with a shared right of access across the yard for all residents. The property backs on to the lovely village green and is located in the original part of this sought after village.

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

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.

POST CODE: BD20 6NU

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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