



**REQUIRING GENERAL COSMETIC IMPROVEMENT – A  
WELL PROPORTIONED 3 BEDROOMED TERRACED HOUSE  
WITH SUPERB ELEVATED VIEWS AND A GOOD SIZED  
GARDEN CLOSE TO LOCAL AMENITIES**



**8 DALE VIEW  
STEETON**

Now requiring general cosmetic improvement throughout, this **sensibly priced 3 Bedroomed terraced house has much to commend it including full uPVC doors & windows, a new combination boiler and a modern Bathroom suite.**

The property briefly comprises; a **Kitchen with adjoining Dining Room, a full width Sitting Room** and a useful rear Porch to the ground floor, whilst at first floor level are 3 well proportioned Bedrooms and a **modern Bathroom suite**. Externally is a low maintenance yard to the front and a **good sized garden to the rear with elevated long distance views**, having the potential to create off street parking (subject to any necessary consents).

**PRICE: £169,950 – NO CHAIN**

**Tel: 01535 637333**

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



The property is located in the popular village of Steeton and is tucked 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.

**Offered with no forward chain and priced to attract early interest** the property comprises in further detail:

### **TO THE GROUND FLOOR**

Half glazed uPVC door to:

**KITCHEN:** 10'0" x 5'6" wall and base units with laminate worktops over incorporating stainless steel sink unit and drainer, gas and electric connection points for oven and hob, new Ideal combination boiler and small **PANTRY** under the stairs.

**DINING ROOM:** 9'11" x 8'11" stripped pine floorboards and useful storage cupboards to the side of the chimney breast.



Internal staircase to the first floor.

**SITTING ROOM:** 15'10" x 11'11" solid fuel stove to tiled hearth, stripped pine floorboards, fully glazed door to the **PORCH** and access to the rear garden with lovely elevated long distance views.



**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

**LANDING:** with roof void access.

**BEDROOM 1:** 12'3" x 9'9" plus a deep range of fitted wardrobes, with lovely long distance views.



**BEDROOM 2:** 9'11" x 9'4" plus deep range of fitted wardrobes.

**BEDROOM 3:** 9'2" x 5'7" with similar views to Bedroom 1.



**BATHROOM:** 7'5" x 5'7" modern suite comprising panelled bath with shower screen and electric shower over, low suite w.c, pedestal wash hand basin, tiled floor and part tiled walls, useful store cupboards, chrome ladder towel rail and frosted uPVC window.



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## **TO THE OUTSIDE**

There is a small flagged yard to the front, whilst to the rear is a good sized tiered garden with superb elevated long distance views. There is also potential to create an additional parking space, subject to any necessary consents.

There is space to park a small car on the unmade road at the front.



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

**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 6PN**

**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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