



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED 2 BEDROOMED TOWN HOUSE WITH
DRIVEWAY PARKING FOR 2 CARS AND AN ENCLOSED
GARDEN IN A QUIET CUL-DE-SAC LOCATION CLOSE
TO THE VILLAGE CENTRE**



36 BOBBIN MILL COURT STEETON

Built on the site of a former Bobbin Mill in the original part of the ever popular village of Steeton, this property forms part of a mixed development of houses, bungalows and apartments, with number 36 recently having **new windows and doors, a new Bathroom, new LVT flooring throughout and re-decoration.**

A lovely meandering watercourse bounds the site on the southern side and a useful range of local shops, facilities and other amenities are **all within acceptable walking distance.** These include **a regular bus service to Skipton, Keighley & Cross Hills with Steeton Railway Station, Airedale General Hospital & a Co-Operative convenience store also close by.**

PRICE: £169,995

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Served by electric panelled heaters, new uPVC double glazing, a **modern fitted Bathroom** and **having private driveway parking & an enclosed garden**, the well planned accommodation is **ready for immediate occupation** and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

PORCH: useful deep store cupboard, space for dryer and multi-paned inner door to:

HALLWAY: with open spindled staircase to the first floor with useful store cupboard under and electric wall mounted heater.

CLOAKROOM: 6'0" x 2'11" comprising low suite w.c, wash hand basin and extractor fan.

KITCHEN: 8'0" x 8'0" with range of wall and base units with laminate worktops over incorporating stainless steel sink unit & drainer, electric oven and 4 ring hob with extractor hood over, washer plumbing, space for tall fridge freezer and window with views to the woodland and Woodlands Mill.

SITTING ROOM: 14'0" x 10'0" with wall TV point, space for dining table, wall mounted electric heater and part glazed uPVC door to the rear garden.



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: 14'0" x 9'0" (max) with 2 windows with views over the garden and to the hills in the distance.

BEDROOM 2: 12'0" x 8'0" with views to the woodland at the front.



BATHROOM: 8'0" x 5'0" (max) comprising panelled bath with electric shower over and glass screen, low suite w.c, wash hand basin, part tiled walls and deep store cupboard housing the hot water cylinder.



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TO THE OUTSIDE

To the front there is driveway parking for 2 cars.

The rear garden consists of a flagged patio and lawn, with high level timber fencing and a rear access gate; the whole being safe and secure for children and pets



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.

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

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

POST CODE: BD20 6PU

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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