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ESTATE AGENTS · VALUERS · LETTING AGENTS

A SMARTLY PRESENTED 4 BEDROOMED TOWN HOUSE WITH AN INTEGRAL GARAGE AND LOVELY OPEN VIEWS SITUATED IN A POPULAR RESIDENTIAL LOCATION



3 BOBBIN MILL COURT
STEETON

Occupying a slightly elevated position and subsequently enjoying fine long-distance views across the Aire Valley, this well designed town house is pleasantly located on a small established residential development in the original part of the **increasingly fashionable village of Steeton** within **comfortable walking distance of the railway station, Airedale General Hospital and a Co-Op.**

The property provides versatile and superbly presented family accommodation, having an optional 4th **double Bedroom & Shower Room at ground floor level**, a large Sitting Room with open plan access to a modern Dining Kitchen on the first floor and a House Bathroom with 3 further Bedrooms on the 2nd floor.

PRICE: Offers in Excess of £274,950

Tel: 01535 637333 **www.wilman-wilman.co.uk**

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

Also having a **private double width drive, with electric charging point and a good sized secure integral Garage**, the property is within walking distance of the primary school, with nearby Silsden offering a wider range of shops and services.

TO THE GROUND FLOOR

COVERED ENTRANCE: with multi-paned door to:

HALL: 19'2" x 6'1" with herringbone oak effect laminate flooring, cloaks cupboard with shelf & rail and staircase to the first floor with deep store cupboard under.

BEDROOM 3: 11'3" x 8'6" with fitted wardrobes with sliding doors and recessed glass illuminated shelving.

SHOWER ROOM: 6'1" x 8'5" (L-shaped) comprising tiled shower enclosure with glass door and thermostatic shower, circular Villeroy Boch tabletop sink unit, low suite w.c with concealed cistern, part tiled walls & tiled floor, extractor fan, uPVC window with frosted glass, shaver point and chrome ladder radiator.





TO THE FIRST FLOOR

LANDING: with Oak flooring and door to:

SITTING ROOM: 16'2" x 14'7" with bay window to the front enjoying far reaching views, Oak flooring, coal effect gas fire with marble hearth & interior and contemporary surround & mantel, 3 wall light points, open access to the kitchen and enclosed inner hall with a window to the front and 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.




DINING KITCHEN: 17'11" x 8'5" with range of fitted wall and base units with under lighting and quartz working surfaces over, recessed 1½ bowl composite sink unit, electric oven, 4 ring induction hob with extractor hood over, space for American style fridge freezer, washer plumbing, integrated microwave, integrated slimline dishwasher, plinth lighting, Oak flooring and space for a dining table with glazed uPVC French doors to the rear garden.




TO THE SECOND FLOOR

LANDING: with roof void access with ladder and deep airing cupboard housing the combination boiler.

BEDROOM 1: 12'0" x 10'1" feature panelled wall and wall t.v point.




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BEDROOM 2: 12'8" x 9'3" fitted wardrobe and lovely long-distance elevated views across the valley.

BEDROOM 4: 9'4" x 8'2" (l-shaped max) with similar views to bedroom 2.

BATHROOM: 8'8" x 7'5" with modern 3-piece suite in white comprising panelled bath with thermostatic shower over with glass screen, low suite w.c, wash hand basin with tiled display to the sides, part tiled walls, extractor fan, vinyl flooring, shaver point, feature towel radiator and uPVC frosted window.









TO THE OUTSIDE

There is a double width block paved drive providing good on-site parking leading to the:

INTEGRAL GARAGE: 16'9" x 11'6" (max) with power & light, cold water tap and up-and-over door.

The rear garden has 3 tiers including decking and flagging, being well designed for ease of maintenance. There is also a cold water tap. The whole enjoys a private sheltered southerly aspect enclosed by high level fencing and original stone wall.

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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 6PU

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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