



**Skipton Road, Steeton, BD20 6PD**

**Asking Price £149,950**

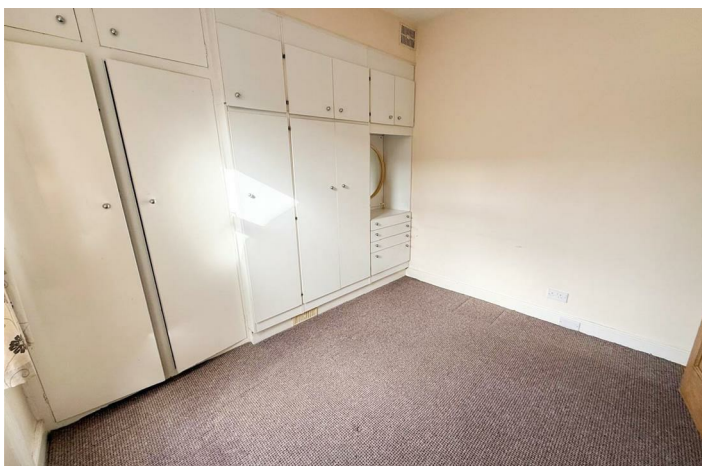
- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- DINING ROOM
- MODERNISATION PROJECT
- STONE BUILT END TERRACE
- SMALL FRONTAGE AND REAR YARD
- FOUR PIECE BATHROOM
- SOUGHT AFTER LOCATION

# Skipton Road, Steeton, BD20 6PD

An attractive stone-built, two-bedroom end-terrace home, occupying a prominent position in the heart of this highly sought-after village setting. An ideal opportunity for buyers looking to create a home tailored to their own tastes.



Council Tax Band: B



## PROPERTY DETAILS

An attractive stone-built, two-bedroom end-terrace home, occupying a prominent position in the heart of this highly sought-after village setting. Full of character and potential, the property has served as a successful residential let for the past 14 years. While it would now benefit from some thoughtful updating and cosmetic improvement, it offers excellent value for money given its generous proportions and desirable location — making it an ideal opportunity for buyers looking to create a home tailored to their own tastes.

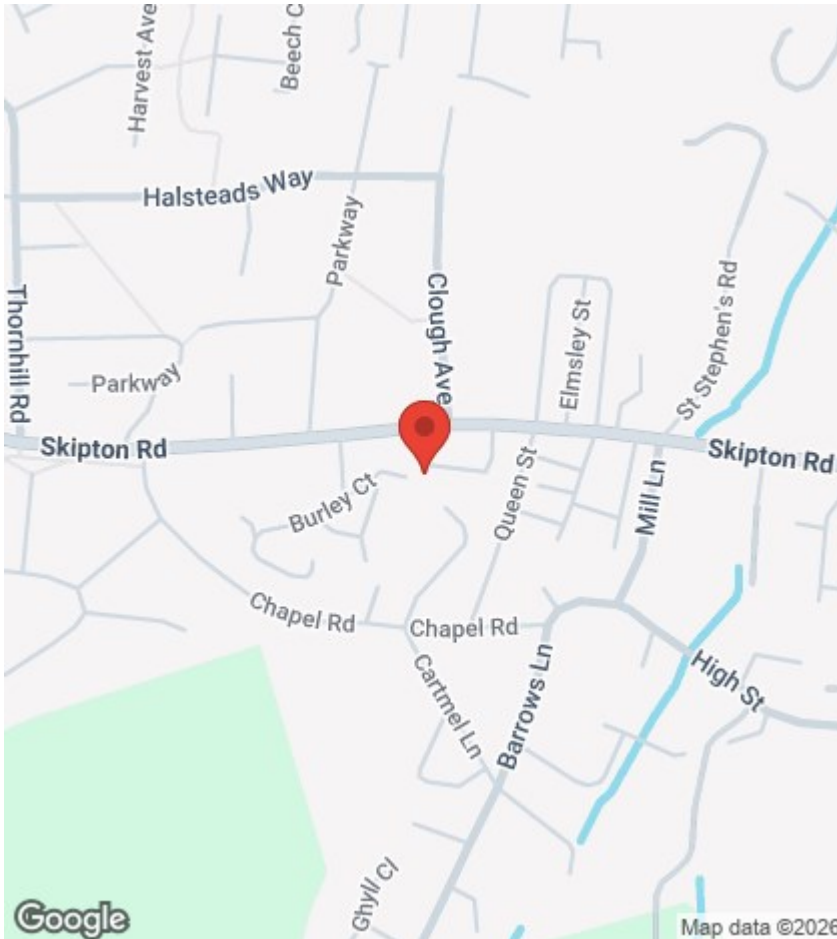
Step through the front door into a welcoming and spacious entrance hall, complete with an enclosed staircase rising to the first floor. The ground floor offers two well-proportioned and versatile reception rooms, providing flexible living and dining spaces ideal for both relaxing and entertaining. To the rear, the kitchen enjoys direct access outside, creating a practical layout with scope for modernisation or reconfiguration if desired.

Upstairs, a notably large landing enhances the sense of space and leads to two generous double bedrooms, both offering comfortable accommodation. The bathroom is fitted with a four-piece suite, providing ample room and functionality.

Externally, the property features a small frontage to the front, while to the rear there is a generous enclosed paved yard — a private and low-maintenance outdoor space with plenty of potential for seating or container gardening.

Situated in the popular village of Steeton, the property benefits from a range of local amenities including a well-regarded primary school, a Co-op convenience store, a traditional local pub, social clubs, and a hotel. For commuters, there is an excellent train link within easy walking distance, along with a regular bus service providing convenient access to neighbouring towns and villages.

For those seeking a property with character, space, and the opportunity to put their own stamp on a home — all within close reach of everyday amenities — this could be the perfect choice.



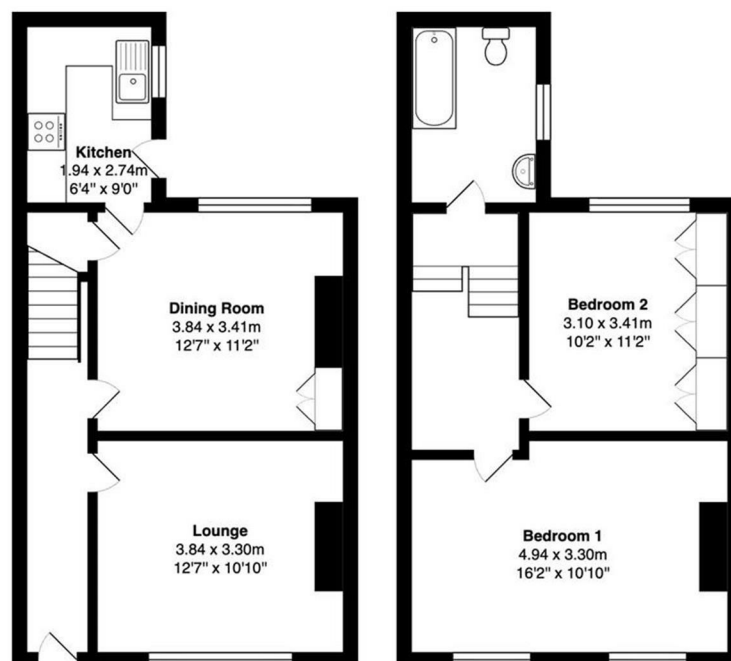
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 55      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Ground Floor

First Floor

Total Area: 76.9 m<sup>2</sup> ... 828 ft<sup>2</sup>

All measurements are approximate and for display purposes only