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ESTATE AGENTS · VALUERS · LETTING AGENTS

A BEAUTIFULLY PRESENTED 2 BEDROOMED END TERRACED HOUSE WITH PRIVATE PARKING AND AN ENCLOSED GARDEN IN A QUIET RESIDENTIAL LOCATION



**13 ASHGROVE
STEETON**

Built from attractive Yorkshire stone, with corbelled eaves and a blue slate roof, this immaculately presented two bedroom end terrace has been extensively modernised in recent years. The accommodation comprises a cosy Sitting Room with a solid-fuel stove, a Breakfast Kitchen with integrated appliances and a central island, a small Keeping Cellar, and a modern Bathroom suite.

Outside, the property benefits from private allocated on-street parking and a beautiful enclosed rear garden with a sunny westerly aspect and several useful outbuildings.

PRICE: £189,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Quietly situated in a popular residential area near the village centre and within easy walking distance of the **railway station, Airedale General Hospital and a large Co-Op convenience store**, this beautifully presented property is highly recommended for viewing, with the accommodation in further detail comprising:

TO THE GROUND FLOOR

Part glazed composite door to:

SITTING ROOM: 14'8" x 13'5" coved ceiling, solid fuel stove recessed to chimney breast with oak lintel over and inset red brick, fitted cupboard and shelving to the left alcove and laminate floor.



INNER HALLWAY: staircase to the first floor and access to a small **KEEPING CELLAR** with washer plumbing and combination boiler.

BREAKFAST KITCHEN: 10'10" x 9'1" range of wall and base units with quartz worktops over incorporating ceramic sink unit and drainer, electric oven, 4 ring induction hob with extractor hood over, integrated fridge freezer & dishwasher, feature tall radiator, coved ceiling, central island with breakfast bar seating and pendant lighting, vinyl floor 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 Lincrusta wall panelling to the stairs and landing, return steps to the bathroom and access via drop down ladder to the roof void.

BEDROOM 1: 14'8" x 13'5" a large bright room with coved ceiling and feature panelled wall.



BEDROOM 2: 10'11" x 8'4" views over the garden to the rear.

BATHROOM: 5'10" x 4'9" comprising cast iron bath with electric shower over, low suite w.c with concealed cistern, wash hand basin, tiled floor and walls, extractor fan, frosted uPVC window and towel rail.



TO THE OUTSIDE

Private allocated street parking is available to the front, together with a small enclosed pebbled fore garden with a low stone wall and cast-iron railings.

The enclosed rear garden on the west side is a standout feature comprising 3 small outbuildings (1 with power and water), a small flagged patio, and a majority pebbled garden with a raised planter; the whole being bounded by high stone walls and panelled fence boundaries, with a gate to the rear access lane.

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

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 6RR

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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