wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

DESIGNED FOR OVER 55'S

A GOOD SIZED 2 BEDROOMED FIRST FLOOR APARTMENT WITH PRIVATE PARKING AND A LAWNED GARDEN SITUATED IN A QUIET RESIDENTIAL AREA



23 BOBBIN MILL COURT
STEETON

Specifically designed for the over 55's, **this larger than average self contained first floor apartment has 2 well proportioned bedrooms and a large light & airy Living Room**, being ideally suited to the active retirement market with **recent upgrades including modern uPVC windows, electric radiators and a large Wet Room.**

Bobbin Mill Court is pleasantly tucked away from the village centre but also **close to Airedale General Hospital and Steeton railway station**, there also **being a regular bus route close by to the larger towns of Skipton and Keighley.**

PRICE: £125,000 – NO CHAIN

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

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

Providing valuable parking, lovely views and a garden (which is rarely included with apartment living), the property is offered with **no forward chain** and in detail comprises:

Covered ground floor entrance, useful store, self-contained composite door and staircase to:

TO THE FIRST FLOOR

LANDING: 18'3" x 5'9" including a range of useful storage cupboards housing the hot water cylinder.





KITCHEN: 7'9" x 10'7" (max) with range of wall and base units, worktops, stainless steel sink & drainer, oven & 4 ring electric hob with extractor hood over, enclosure with tall fridge freezer, washer plumbing, part tiled walls and vinyl flooring.

SITTING ROOM: 14'6" x 13'2" a generous light & airy room with electric fire, 4 wall light points, windows on 2 sides and views over a stream.





BEDROOM 1: 12'7" x 11'3" with windows on 2 sides, 4 wall light points and views over a stream.

BEDROOM 2: 11'3" x 6'10".

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.





WET ROOM: 8'6" x 6'3" recently upgraded a large shower space, low suite w.c, pedestal wash basin, chrome ladder radiator, tiled walls, specialised wet room flooring, extractor fan and window with frosted glass.





TO THE OUTSIDE

There is a good sized front driveway providing private parking and a manageable lawned garden.



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COUNCIL TAX BAND: Band B.

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.

SERVICE / MAINTENANCE CHARGES: A charge of £96 per month covers ground rent, buildings insurance, garden maintenance & window cleaning (managed by the Green Partnership in Keighley).

POST CODE: BD20 6PU

TENURE: The property is leasehold under the remainder of a 999 year lease.

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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