







# 22 Bobbin Mill Court, Steeton, Keighley, BD20 6PU

## Asking Price £179,000

- NO UPPER CHAIN
- TWO BEDROOMS
- REAR ENCLOSED PATIO GARDEN
- MODERN SHOWER ROOM
- ELECTRIC HEATING THROUGHOUT
- CHARMING END TERRACE PROPERTY
- SPACIOUS MASTER BEDROOM
- PRIVATE DRIVEWAY
- BENEFITS FROM DOUBLE GLAZING
- EXCELLENT TRANSPORT LINKS

84 Kirkgate, Silsden, Keighley, West Yorkshire, BD20 0PA
01535 655212
silsden@wilman-lodge.co.uk
www.wilman-lodge.co.uk

# 22 Bobbin Mill Court, Keighley BD20 6PU

Steeton charm, village living and two lovely bedrooms – what's not to love? A Charming Two-Bedroom Home in the Heart of Steeton- Situated in the original and highly desirable part of Steeton, this beautifully presented two-bedroom home offers an appealing blend of character, comfort and convenience. Complete with a private, low-maintenance rear patio garden and off-road parking to the front, this delightful property is sure to attract interest from a wide range of buyers.

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Council Tax Band: B







## PROPERTY DETAILS

Property Description- Occupying the historic site of a former Bobbin Mill, this attractive home forms part of the popular and thoughtfully designed Bobbin Mill development, comprising a selection of houses, bungalows and apartments. Originally created with the over-55s in mind, this leasehold property has no age restrictions, making it an excellent choice for buyers of all ages seeking a peaceful and welcoming village setting.

The development enjoys a particularly desirable position within Steeton, with a picturesque watercourse flowing through the grounds and adding to the charm and character of the surroundings. The location is ideal for those looking for a quieter pace of life without sacrificing convenience. Regular bus services provide links to Skipton, Keighley and Cross Hills, while Steeton Railway Station and Airedale General Hospital are also close by.

Internally, the property is beautifully presented and thoughtfully arranged to provide comfortable and practical living accommodation.

An entrance porch with useful storage leads into the welcoming hallway, which provides access to the modern fitted kitchen, featuring contemporary units and fittings. The generous living room offers a wonderful space to relax or entertain, with glazed doors opening directly onto the private rear patio garden, creating a lovely connection between indoor and outdoor living. A useful ground-floor WC completes the downstairs accommodation.

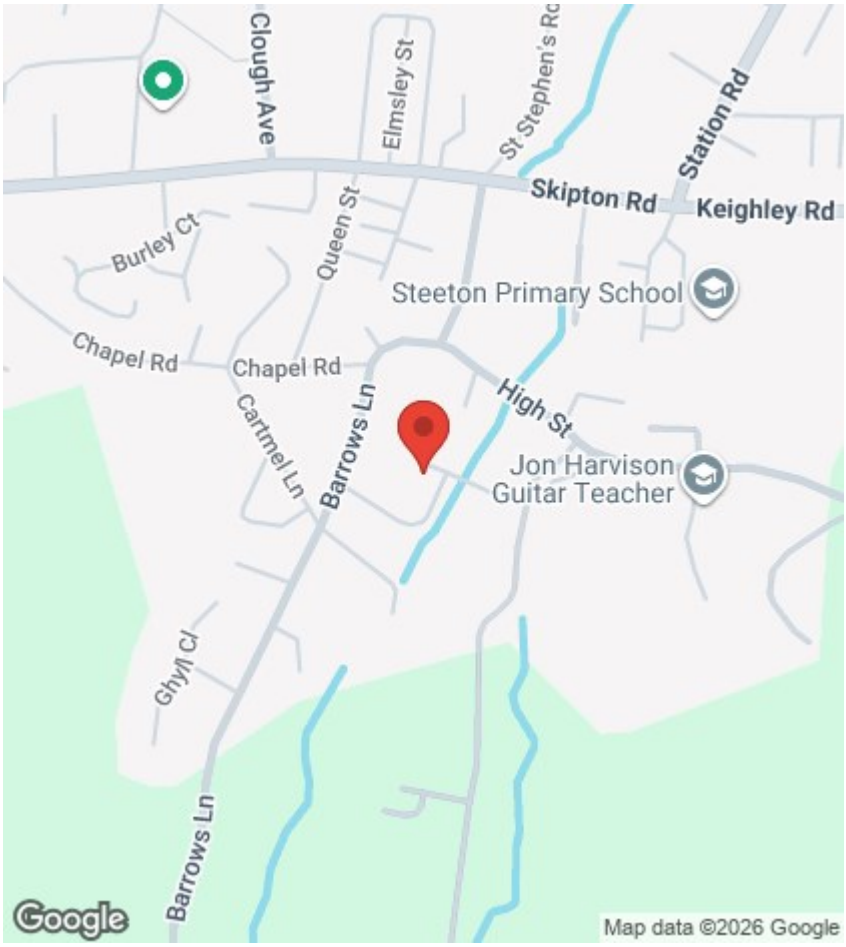
To the first floor, there are two well-proportioned bedrooms. The spacious master bedroom benefits from built-in storage, while the second bedroom also offers additional storage and enjoys pleasant views to the front. A stylish, modern shower room completes the first-floor accommodation.

Externally, the enclosed rear patio garden provides a lovely, private and low-maintenance outdoor space, perfect for enjoying a morning coffee, relaxing in the sunshine or entertaining friends and family. To the front, a private driveway provides valuable off-road parking.

Further benefits include double glazing and electrical heating in every room, attractive outlooks to both the front and rear, and the considerable advantage of being offered for sale with NO UPPER CHAIN.

A Wonderful Opportunity- Whether you are looking to downsize, purchase your first home, or invest in a desirable village location, this charming property offers an excellent opportunity.

Combining a peaceful setting, convenient amenities, attractive surroundings and well-presented accommodation, this lovely home is one not to be missed. Early viewing is highly recommended to fully appreciate everything it has to offer.

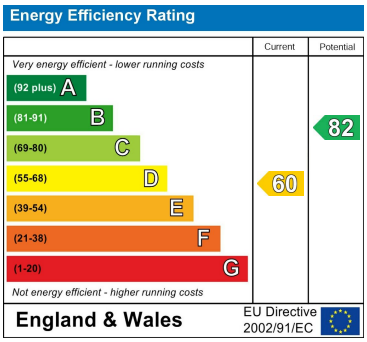



## Viewings

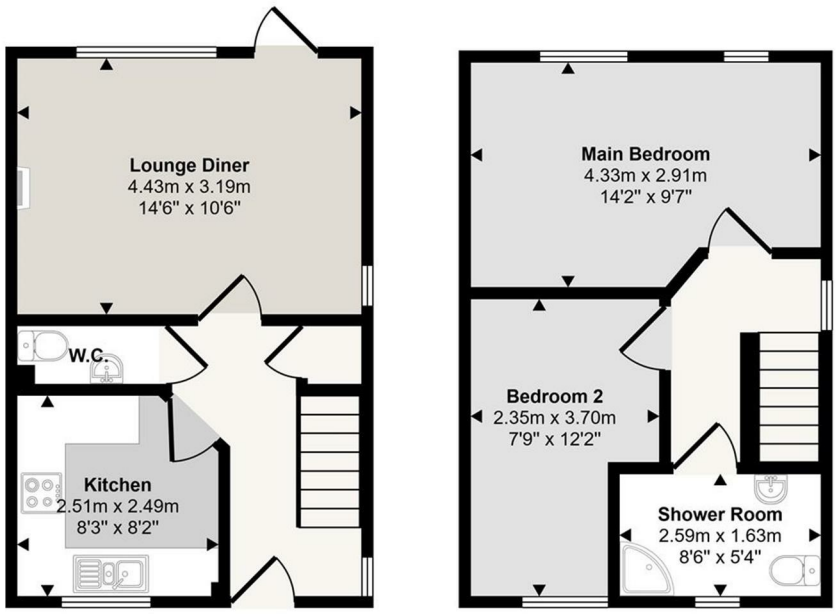
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

D




**Approx Gross Internal Area**
**59 sq m / 638 sq ft**




Ground Floor
**Approx 30 sq m / 318 sq ft**

First Floor
**Approx 30 sq m / 319 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.