



Station Road, Steeton, BD20 6RY

**Asking Price £250,000**

- NO ONWARD CHAIN
- TWO BEDROOMS
- INTEGRATED GARAGE
- BEDROOM WITH EN-SUITE
- VIEWING ADVISED
- DETACHED PROPERTY
- OFF ROAD PARKING
- GARDENS TO FRONT AND REAR
- REQUIRING MODERNISATION

# Station Road, Steeton BD20 6RY

Offered with NO ONWARD CHAIN and REQUIRING SOME MODERNISATION, this TWO BEDROOM, DETACHED property features a FRONT and REAR GARDEN, OFF ROAD PARKING and an INTERGRATED GARAGE.



Council Tax Band: C



## PROPERTY DETAILS

Situated in a highly convenient location, this unique, two-bedroom, detached property is just a short walk from Steeton and Silsden Railway Station -making it an excellent choice for commuters to Leeds, Bradford and beyond.

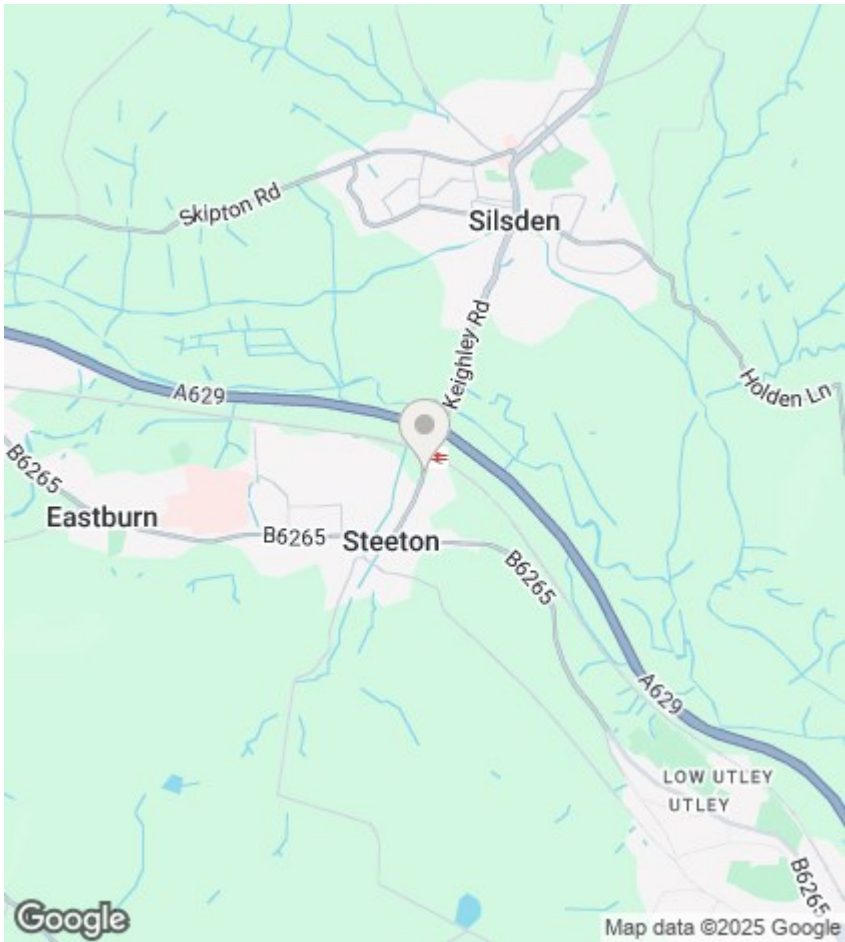
Offered with no onward chain and requiring some modernisation, this home presents a fantastic opportunity to add your personal touch. The property benefits from off-road parking, gardens to both the front and rear and an integrated garage.

The accommodation briefly comprises an entrance hall, lounge, kitchen and a dining room with patio doors opening onto the rear patio area. This floor also features the three piece bathroom.

Upstairs, there are two spacious double bedrooms -both with fitted wardrobes and one bedroom featuring an en-suite shower room.

Externally, the property includes an integrated garage, a driveway and well-maintained gardens to the front and rear. A raised patio area offers the perfect spot to sit and enjoy the views.

Viewing is highly recommended to fully appreciate the potential this home has to offer.



### 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>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 62      |                         |
| (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 |



Total Area: 119.5 m<sup>2</sup> ... 1286 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only