



Upper School Street, Steeton, BD20 6PF

Asking Price £149,950

- STONE BUILT SEMI DETACHED
- PRIVATE PARKING AREA
- QUIET CUL-DE-SAC LOCATION
- REQUIRES SOME TLC
- GAS CENTRAL HEATING, COMBI BOILER & DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- GARDEN TO REAR
- SUPER LONG DISTANCE VIEWS
- DELIGHTFUL VILLAGE HOME
- VIEWING ESSENTIAL

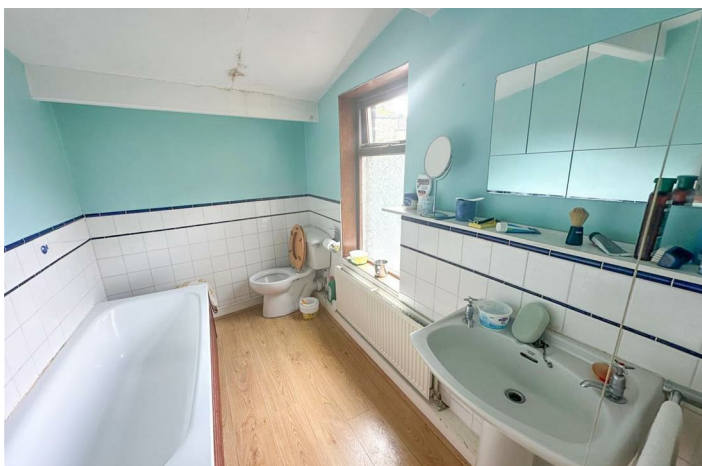


# Upper School Street, Steeton, BD20 6PF

A charming STONE-BUILT, TWO-BEDROOM, SEMI-DETACHED house awaits its new owners. This lovely home features a PRIVATE PARKING AREA and a GARDEN TO THE REAR. While the property needs some TLC to reach its full potential it is situated at the end of a QUIET, CUL-DE-SAC.



Council Tax Band: A



## PROPERTY DETAILS

A charming stone-built, two-bedroom semi-detached house awaits its new owners. This lovely home features a private parking area and a garden to the rear. While the property needs some TLC to reach its full potential, it offers surprisingly spacious accommodation that must be seen to be fully appreciated. There is also gas central heating and double glazing throughout.

As you enter, the sitting room greets you with an inviting open fire and original built-in cabinets creating a cosy charming room. The living-dining room retains its original fireplace and offers views over the garden, with convenient access to the cellar. The kitchen, part of an extension, opens directly onto the rear garden, perfect for outdoor dining and relaxation.

The cellar provides ample storage space, with sturdy stone banks adding to the home's character. Ascend to the first floor, where you'll find the landing and the master bedroom, which boasts two front elevation windows that offer super long-distance views and built-in wardrobes. The second double bedroom, located at the rear, overlooks the garden, there is also a three piece bathroom.

Outside, a parking area greets you at the front, while a charming rear yard, complete with steps leading to a mature garden, provides a peaceful retreat. The house is nestled at the end of a quiet, quaint cul-de-sac, elevated among beautiful period properties. A useful snicket offers a convenient pathway to the heart of Steeton, where you'll find a village shop, convenience store, an excellent primary school and bus and train links just a short stroll away.

This delightful village home is ideal for those looking to create a personal haven in a picturesque setting. Don't miss the opportunity to make this house your own.



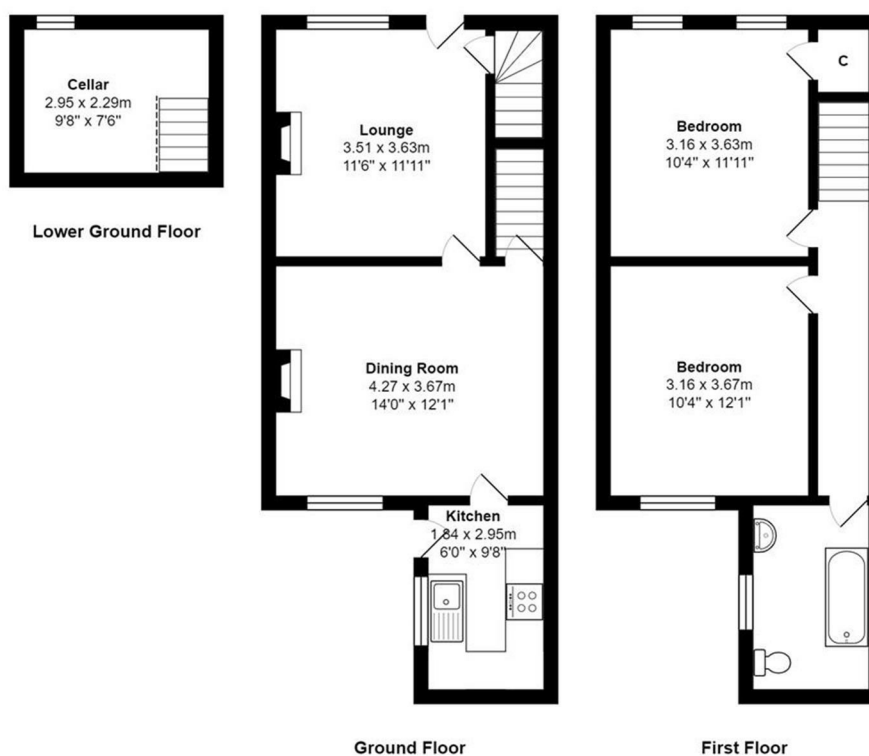
## Viewings

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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(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: 80.9 m<sup>2</sup> ... 871 ft<sup>2</sup>

All measurements are approximate and for display purposes only