



**Queen Street, Steeton**  
**£147,500**

**Dale  
Eddison**

# 10 Queen Street

## Steeton

### BD20 6NX

A WELL PRESENTED STONE BUILT TWO BEDROOM MID TERRACE HOME SITUATED IN A EXCELLENT LOCATION CLOSE TO THE LOCAL AMENITIES AND TRANSPORT LINKS. \*\*\*OFFERED WITH NO FORWARD CHAIN\*\*\*

Offering well planned modern living accommodation with a lawned garden area to the rear, the property is deceptively spacious with two good sized double bedrooms and a contemporary fitted bathroom. Ideal for first time buyers and buy to let investors.



Steeton is a lovely little village situated south of Silsden in the Aire Valley. Steeton village offers a small range of local shops, public houses, schools and churches. The village benefits greatly from a regular local train service to Leeds, Bradford, Skipton and Keighley as well as having good road links to many major routes. Beyond Steeton other services can also be found in the neighbouring town of Silsden which is only a few minutes away by car.

A wonderful opportunity for first time buyers and buy to let investors, this home offers spacious accommodation situated in an excellent location. The property benefits from gas central heating and UPVC double glazed windows, the room sizes are described briefly below using approximate room sizes:-

## GROUND FLOOR

**KITCHEN** 14' 00" x 6' 02" (4.27m x 1.88m) A modern kitchen with fitted wall and base units. Integrated appliances comprise:- Electric oven, electric hob, extractor hood. Stainless steel sink drainer. Space for fridge freezer. Two double glazed windows to the front. Radiator.

**SITTING ROOM** 14' 00" x 12' 06" (4.27m x 3.81m) A light and spacious sitting room with a lovely view of the lawned rear garden. Access out to the garden through the back door. Radiator.

## FIRST FLOOR

**LANDING** Leading to the bedroom one and the house bathroom.

**BEDROOM ONE** 14' 00" x 12' 08" (4.27m x 3.86m) A generous double bedroom with a large double glazed window to the rear, allowing the light to illuminate the space. Radiator.

**BATHROOM** 8' 10" x 5' 11" (2.69m x 1.8m) A well appointed three piece suite comprising:- Low level WC, L-shaped bath with shower over, hand basin. Window to the front. Good sized over stairs cupboard. Chrome heated towel rail.

## SECOND FLOOR

**BEDROOM TWO** 14' 00" x 7' 00" (4.27m x 2.13m) A spacious second bedroom with plenty of room for double bedroom and further furniture. Storage in the eaves. Velux window. Radiator.

**OUTSIDE** To the rear is a well presented lawned garden, offering an ideal seating space.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

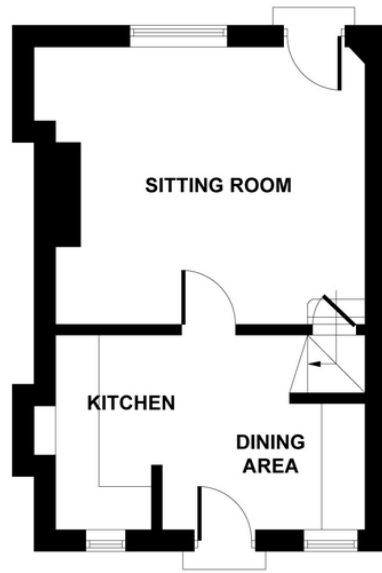
**COUNCIL TAX** City of Bradford Metropolitan District Council Tax Band A. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 437866

**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-  
Monday to Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 4.00pm  
Sunday: 11.00am - 3.00pm

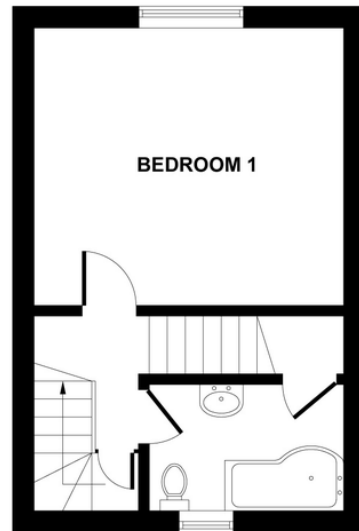
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**DIRECTIONS** Entering Steeton from the direction of Silsden on Station road at the traffic lights turn right onto Skipton Road. On the fourth left is Queen Street and the property will be identified on the right hand side by one of our 'For Sale' boards.



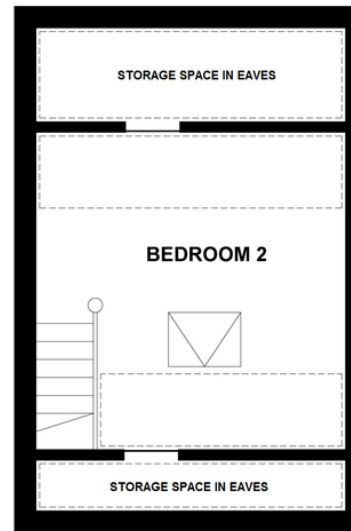


**GROUND FLOOR**




**FIRST FLOOR**  
**10 QUEEN STREET**

 = REDUCED HEADROOM  
BELOW 1.5M / 5'0



**SECOND FLOOR**

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID275632)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>69</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, Scotland & Wales			EU Directive 2002/91/EC 



**Dale  
Eddison**

 **SKIPTON OFFICE**

84 High Street  
Skipton  
BD23 1JH

**01756 630555**

**skipton@daleeddison.co.uk**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.