



Arctic Street, Beechcliffe
Asking Price: £87,500

DaleEddison
Estate Agents & Chartered Surveyors
ILKLEY • OTLEY • GUISELEY • SILSDEN • SKIPTON

24 Arctic Street

Beechcliffe

BD20 6AR

A SMARTLY PRESENTED TWO BEDROOMED END TERRACED PROPERTY PROVIDING SPACIOUS ACCOMMODATION WORTHY OF EARLY INSPECTION

Situated in an established residential area this two bedroomed property provides light and airy accommodation benefiting from a superb living dining kitchen as well as having two double bedrooms ideal for first time buyers and investors. The property with gas fired central heating, sealed unit double glazing and to the ground floor briefly comprises a living dining kitchen whilst to the lower ground floor there is a sitting room with a log burning stove. The first floor incorporates a double bedroom and a house bathroom with the accommodation being completed by another double bedroom to the second floor with exposed beams and velux windows.



The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

GROUND FLOOR

LIVING DINING KITCHEN 15' 0" x 14' 8" (4.57m x 4.47m) max. A superb and spacious living dining kitchen with room for a dining table and sofa with a range of base and wall units incorporating cupboards, drawers, concealed lighting and co-ordinating work surfaces with tiled splash back. One and a half bowl stainless steel sink unit with mixer tap, integrated Diplomat dishwasher and Stoves electric oven with five ring gas hob and stainless steel hood over. Attractive feature stone fireplace with log burner, utility area with space for an under counter appliance and plumbing for an automatic washing machine. Double glazed entrance door, wooden floorboards, stairs to the lower ground and first floor, two windows to the front and window to the side elevation.

LOWER GROUND FLOOR

SITTING ROOM 14' 3" x 13' 7" (4.34m x 4.14m) max. With a feature stone fireplace having a wood burning stove, wood effect flooring, fitted shelving, recessed spotlights and window to the side elevation. Deep recessed cupboard which could be utilised as a workshop with light and power.

FIRST FLOOR

LANDING With wooden floorboards.

BEDROOM ONE 14' 2" x 12' 3" (4.32m x 3.73m) max. With an attractive log burner having a stone hearth, wooden floorboards, fitted shelves to both recess' and window to the side elevation.

BATHROOM 7' 9" x 7' 1" (2.36m x 2.16m) With a white suite comprising a panelled bath with Grohe shower over, low suite w.c and pedestal wash basin. Linen cupboard housing the Vokera gas fired central heating boiler, part tiled walls and window to the front elevation.

SECOND FLOOR

BEDROOM TWO 16' 9" x 12' 10" (5.11m x 3.91m) max. With exposed beams, wooden floorboards, wall light point, under-eaves storage, two velux windows and window to the front elevation.

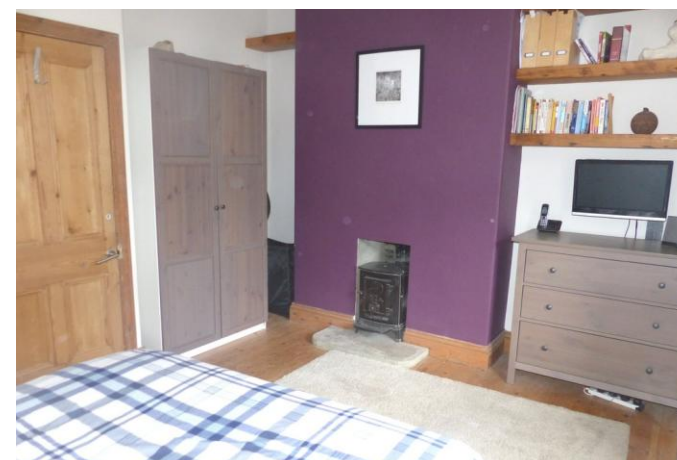
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

GENERAL 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.

COUNCIL TAX Band A

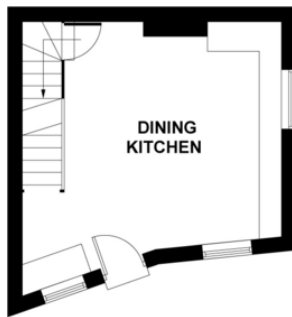
VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison. Telephone (01535) 658444.

LOCATION From Dale Eddison's Silsden office proceed down Kirkgate and at the roundabout take the second exit onto Station Road. At the traffic lights turn left on to the B6265 Keighley Road, continue on this road passing the Keighley Rugby club on the left hand side and after the cemetery turn left onto Arctic Street. Continue on this road and the property can be found on the left hand side and can be identified by the Dale Eddison 'For Sale' Board.

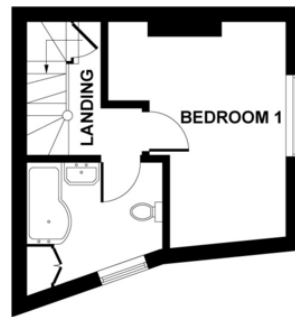




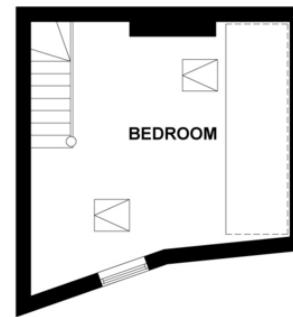
LOWER GROUND FLOOR



GROUND FLOOR

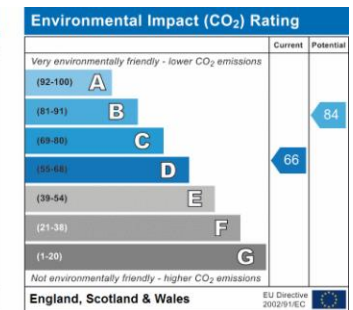
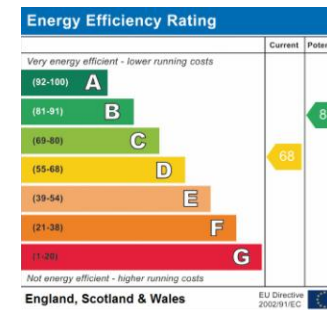


FIRST FLOOR



SECOND FLOOR

 = REDUCED HEADROOM
BELOW 1.5M / 5'0"



24 ARCTIC STREET

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.

Dale Eddison
72 Kirkgate
Silsden BD20 0PA

T: 01535 658444
E: silsden@daleeddison.co.uk
W: www.daleeddison.co.uk

DaleEddison

Estate Agents & Chartered Surveyors

ILKLEY • OTLEY • GUISELEY • SILSDEN • SKIPTON

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.