



Grimston Street, Eastburn, BD20 8BQ

Asking Price £435,000

- STUNNING DETACHED PROPERTY
- GARDENS TO FRONT & REAR
- ADJOINING GARAGE WITH POWER AND LIGHT
- MASTER BEDROOM WITH EN-SUITE
- SOUGHT AFTER LOCATION
- FOUR DOUBLE BEDROOMS
- PRIVATE DRIVEWAY
- SHOW HOUSE QUALITY
- FABULOUS DINING/KITCHEN AREA
- CLOSE TO LOCAL AMENITIES

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Nestled within THE SOUGHT-AFTER AIREDALE LEA DEVELOPMENT is this stunning FOUR DOUBLE-BEDROOM DETACHED HOUSE. Boasting extensive INTERIOR UPGRADES and a fabulous, ENCLOSED, SUNNY REAR GARDEN that has been BEAUTIFULLY LANDSCAPED, this home is of SHOW HOUSE QUALITY and definitely warrants early viewing to appreciate all it has to offer.



Council Tax Band: E



PROPERTY DETAILS

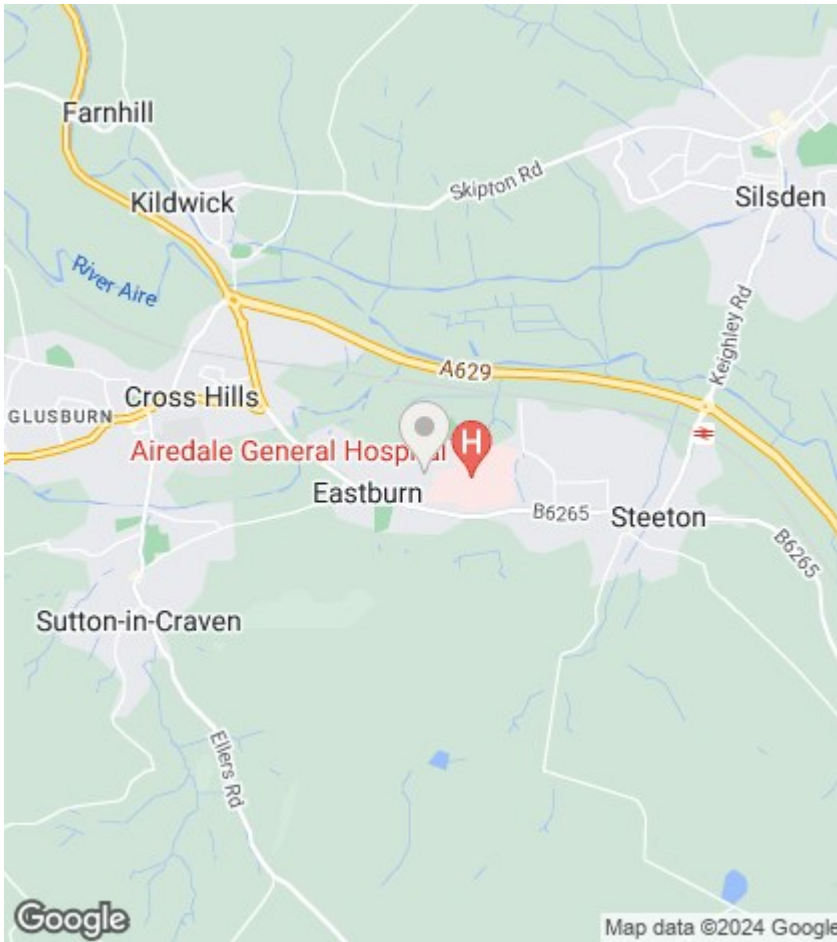
Nestled within the sought-after Airedale Lea development is this stunning four double-bedroom detached house, which certainly has curb appeal. This highly regarded area offers high-quality properties for the discerning purchaser and No. 2 Grimston Street is no exception, boasting extensive interior upgrades and a fabulous, enclosed, sunny rear garden that has been beautifully landscaped. This home is of show house quality and definitely warrants early viewing to appreciate all it has to offer.

Step over the threshold into a feature hallway with a central open staircase leading to the first floor, a useful storage cupboard and a stylish cloakroom. To the left, you'll find the spacious sitting room, a light and bright space with French doors opening to the garden and a separate snug/office. The fabulous dining/kitchen area, located off the hallway, features dual-aspect windows, a range of contemporary kitchen units, integrated appliances and stylish flooring. Additionally, a very useful utility room with matching cupboards and flooring provides direct access to the rear garden.

On the first floor, a spacious feature landing leads to the master bedroom, complete with a luxurious en-suite shower room. There are three further double bedrooms and a luxurious four-piece house bathroom.

Outside, the property boasts an open-plan lawned garden to the front with pretty borders and a tarmac driveway leading to an adjoining single garage with an up-and-over door providing power and light. The village of Eastburn, a small and sought-after community, lies midway between Cross Hills and Steeton. It features an excellent primary school, a village shop that sells most necessities, its own pub and a fish shop. Airedale Hospital is within a 10-minute walk and there are excellent commuting links for those needing to connect with the larger business centres of North and West Yorkshire.

This truly outstanding home, in show house condition, is ready to move into and enjoy.



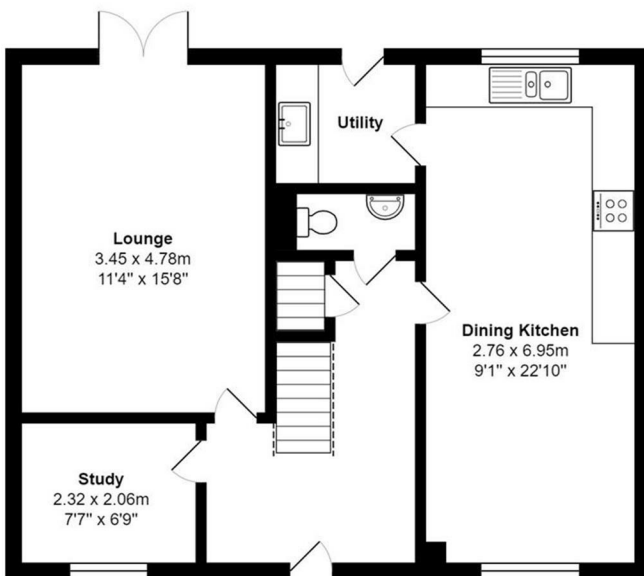
Viewings

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

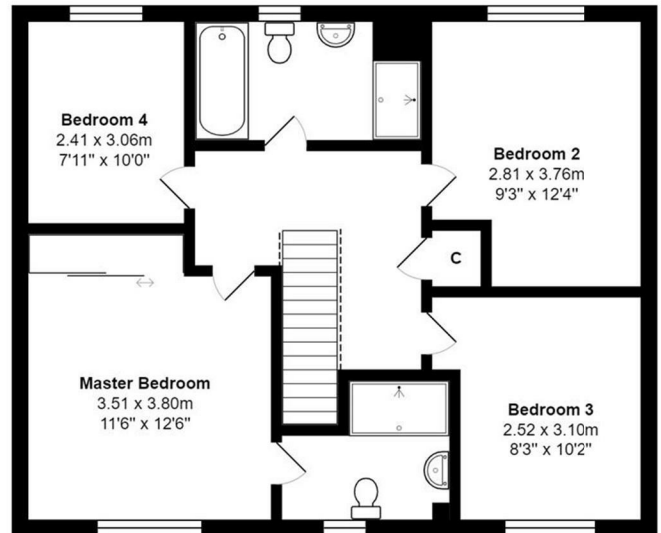
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 113.0 m² ... 1216 ft²

All measurements are approximate and for display purposes only