



House - Semi-Detached (EPC Rating: D)

**36 CLOUGH AVENUE, STEETON, KEIGHLEY,  
BD20 6SH**

**£239,950**

  
**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS



This three bedroom semi-detached property offers well-presented family accommodation with a spacious living/dining room, well presented kitchen and bathroom, three bedrooms, rear garden, single garage and ample off street parking. Situated close to village amenities, primary school and train station, an early viewing is very much recommended.

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. Located close to the train station with regular services into Skipton allowing for a close proximity for the centre of the town.

With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

#### **Ground Floor**

##### **Entrance Hall**

With UPVC front door, useful storage cupboard and ceiling coving.

##### **Through Living Dining Room**

23'0 x 11'4 max

Gas living flame coals fire with decorative surround and mantel. Vinyl flooring to dining area.

##### **Kitchen**

10'7 x 7'7

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Integrated fridge freezer, gas hob, has double oven/grill and plumbing for automatic washing machine. UPVC door leading to the garden.

##### **Conservatory**

9'3 x 7'10

With radiator and laminate flooring. Door leading to the garden.

#### **First Floor**

##### **Landing**

Access to fully boarded loft space via a retractable ladder with electric and light.

##### **Bedroom One**

12'7 x 8'9

Double room with fantastic long distance views across countryside. Wall-to-wall fitting wardrobes with sliding doors.

##### **Bedroom Two**

10'6 x 9'9

Double bedroom with built-in wardrobe and sliding doors.

##### **Bedroom Three**

9'9 x 7'0

Single room/study.

##### **Bathroom**

Three piece suite comprising; low suite wc, hand basin and corner shower unit with thermostatic shower over. Tiled walls, chrome heated towel rail, spotlighting and extractor fan.

##### **Outside**

To the front there is a decorative pebbled bed and a block paved driveway with parking for 2+ cars.

To the rear there is a paved patio area with mature planted borders.

##### **Single Garage**

With up-and-over door, electric and light.

##### **Council Tax & Tenure**

Tenure: Freehold

Council Tax Band: C

##### **Services**

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment



### Agents Note & Disclaimer

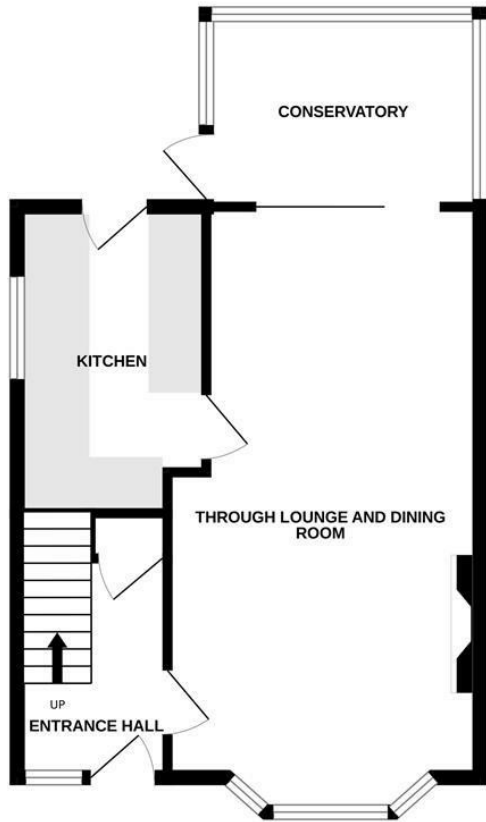
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

### Viewings

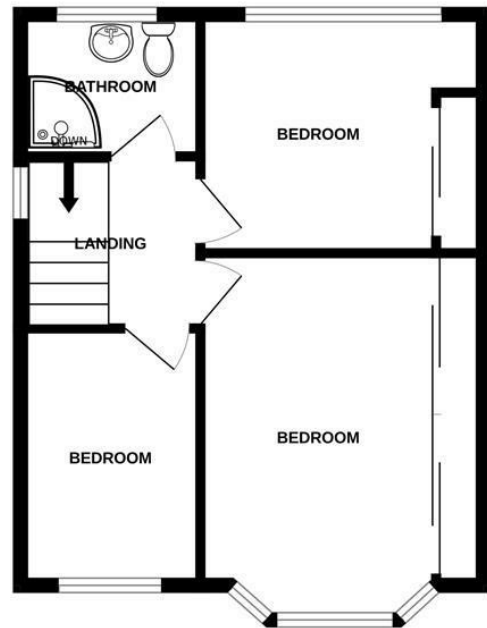
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

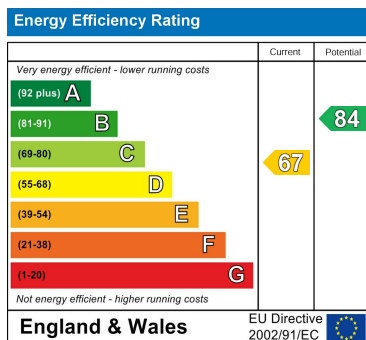


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

C

Energy Performance Graph



Call us on

01756 799163

sales@carlingjones.co.uk

https://carlingjones.co.uk/

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