



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN 3 BEDROOMED END TOWN HOUSE WITH  
PRIVATE PARKING FOR 2 CARS TUCKED AWAY ON A  
HIGHLY REGARDED RESIDENTIAL DEVELOPMENT**



**71 HAWTHORNE ROAD  
STEETON**

**Occupying a favourable plot at the end of a row of town houses pleasantly tucked away from the majority of properties on Hawthorne Road, this light & airy family home was constructed approximately 7 years ago, is still presented to a like new standard and benefits from the remainder of a 10 year NHBC warranty.**

The accommodation includes a welcoming Hallway with a Cloakroom & useful Utility cupboard, a good sized Dining Kitchen and a spacious Sitting Room with doors to a private rear garden complemented by 3 well-proportioned Bedrooms, an En-Suite Shower Room and a stylish House Bathroom.

**PRICE: £249,950**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Steeton is a popular semi-rural village with Hawthorne Road being situated within **close proximity of Airedale General Hospital, Steeton & Silsden Railway Station and a late opening Co-Operative store.**

Also having **2 parking spaces immediately to the front and a gable end path to the rear garden,** the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed composite door under a canopy to:

**HALL:** 16'9" x 6'9" with open spindled staircase to the first floor with store under.

**CLOAKROOM:** with low suite w.c, bracket wash hand basin, Vinyl flooring, extractor fan and window with frosted glass.

**UTILITY CUPBOARD:** with washer plumbing, worktop over to support a dryer and extractor fan.



**DINING KITCHEN:** 15'6" x 8'2" with range of wall and base units with contrasting worktops over, AEG appliances including 4 ring gas hob with stainless steel back splash & extractor hood over, eye level oven & microwave, dishwasher and fridge/freezer, 1½ bowl stainless steel sink unit & drainer, ceiling downlights, tiled floor and space for a dining table.



**NOTE:** These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.





**SITTING ROOM:** 15'4" x 11'1" with sliding glazed doors and windows to the rear garden.



### **TO THE FIRST FLOOR**

**LANDING:** 12'8" x 6'6" with gable end window, access to roof void and deep cupboard housing the boiler and hot water cylinder,

**BEDROOM 1:** 10'9" x 8'5" (plus fitted wardrobes) with views over the garden and distant hills.

**EN-SUITE:** 8'5" x 5'8" (max L-shaped) with tiled shower enclosure, bracket wash hand basin, low suite w.c, chrome ladder radiator, Vinyl flooring, ceiling downlights and extractor fan.

**BEDROOM 2:** 9'10" x 8'2".



**BEDROOM 3:** 8'11" x 6'7" (max).

**BATHROOM:** 6'10" x 5'11" with 3 piece suite comprising panelled bath with shower over and glass screen, bracket wash hand basin, low suite w.c, chrome ladder radiator, Vinyl flooring, ceiling downlights, extractor fan and window with frosted glass.

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### **TO THE OUTSIDE**

There is a double width driveway to the front and a flagged side path giving access to the rear garden, being part lawned and flagged enclosed by secure panelled fencing. There is also a useful timber garden shed.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band C.

**SERVICES:** Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**POST CODE: BD20 6FJ**

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**MAINTENANCE CHARGE:** There is a charge of approximately £120 per year for upkeep of the green areas on the development.

**VIEWING:** Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

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