



## LITTLE HAWKCLIFFE STEETON



**A SUPERBLY MODERNISED 3 BEDROOMED  
FAMILY HOME WITH A DETACHED GARAGE  
STANDING WITHIN GROUNDS OF  
APPROXIMATELY 1 ACRE OFFERING  
CONSIDERABLE FURTHER POTENTIAL  
EXTERNALLY**

**PRICE: £395,000 - NO CHAIN**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)





**Comprehensively modernised and extended** over recent years, this **highly individual 3 Bedroomed family home** is set within **extensive grounds of approximately 1 acre** on the edge of the popular village of Steeton, being well placed for easy access by road & rail to the larger centers of Skipton, Keighley, Leeds and Bradford, with everyday amenities also available in the neighbouring Silsden and Cross Hills.

**Internally Little Hawkcliffe has been transformed by the current owners to provide well proportioned contemporary accommodation**, briefly comprising: a large **Dining Kitchen, Utility, Sitting Room, Snug, Sun Room and a ground floor Bedroom & Bathroom**, being complemented by **2 good sized further first floor Double Bedrooms (both with En-Suite facilities)**.

Externally there is now **potential for new owners to create an exclusive private driveway, parking for several cars, further garaging and extensive family gardens to suit their own personal requirements**; certainly an exciting opportunity for those looking to become more self sufficient with **the opportunity to grow vegetables and have chickens with the space to escape a busy lifestyle**.

**With the rare advantage of being offered with no forward chain**, the accommodation and grounds in further detail comprises:

Part glazed uPVC entrance door to:

**DINING KITCHEN:** 17'11" x 11'1" with range of wall and base units with Quartz worktops over incorporating double ceramic sink, space for large range oven with 5 ring gas burner and concealed extractor hood over, integrated fridge and dishwasher, breakfast island with storage cupboards, large Velux window and Karndean flooring.

**INNER HALLWAY:** 12'10" x 5'0" with matching Karndean flooring, drop down ladder to roof void and store cupboard under the stairs.

**UTILITY:** 11'11" x 4'8" with wall units and work surface with space for plumbing for washer & dryer, space for tall fridge freezer, Velux window and matching Karndean flooring.

**BEDROOM 3:** 12'4" x 9'2" (max) with Velux window and window with views over the garden.

hand basin, feature radiator, tiled floor, extractor fan and cupboard housing the pressurised hot water cylinder.



**CONSERVATORY:** 11'5" x 10'5" with exposed feature stone wall, Karndean flooring, central heating radiator and half glazed door to the garden.

**BATHROOM:** 9'11" x 4'11" comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, wash

**SITTING ROOM:** 15'11" x 12'5" (max) with stripped pine flooring, 2 windows, feature radiators and open spindled staircase to the first floor.

**SNUG / PLAYROOM:** 10'3" x 9'8" with matching stripped pine flooring and glazed French doors to the patio.

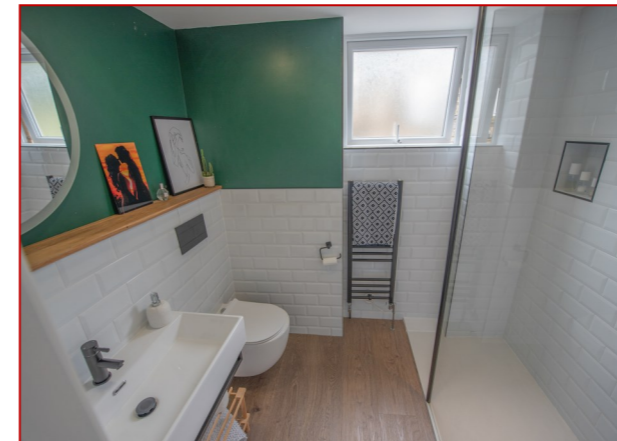


**TO THE FIRST FLOOR**

**LANDING:** with original access to the roof void.

**BEDROOM 1:** 14'3" x 10'3" with feature panelled wall, views over the fields and wall TV point.

**EN-SUITE:** 7'8" x 5'6" comprising large walk-in shower enclosure with thermostatic unit with dual heads, low suite w.c with concealed cistern, wash hand basin, part tiled walls, ladder towel rail, frosted uPVC window, extractor fan and Karndean flooring.



**BEDROOM 2:** 12'7" x 8'6" with panelled wall and large window with views over the garden.



**CLOAKROOM:** 3'2" x 3'0" with low suite w.c, wash hand basin and Karndean flooring.

**TO THE OUTSIDE**

Access is via a shared driveway serving 3 properties with land extending to approximately 1 acre.

To the front of the property is a large flagged patio with a sheltered canopy for al fresco dining and steps to a lower lawn;

the whole surrounded by picket fencing and stone walls. There is also a hot water tap and outside light.

**DETACHED GARAGE:** 15'9" x 14'2".

Currently the majority of the land is overgrown but offers huge potential to create a private independent driveway and parking for several vehicles and motorhomes.

The remaining land would allow for the design of a substantial family garden, ideal for those wanting vegetable plots, chickens and a more self-sufficient lifestyle.



**SERVICES:** Mains water, drainage, gas 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.

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

**POST CODE:** BD20 6QR

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

**VIEWING:** Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

**PRICE:** £395,000

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

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

