



**18 CARTMEL LANE
STEETON**



**A SUBSTANTIAL & MUCH IMPROVED
4 BEDROOMED STONE BUILT CHARACTER
PROPERTY WITH PRIVATE PARKING AND
ELEVATED VIEWS OVER THE VILLAGE GREEN**

PRICE: £317,500

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Forming part of a much admired residential development of just 6 dwellings which have been converted from an attractive 19th Century textile mill, **this unique stone built family home is pleasantly tucked away from the centre of the village** but is still within comfortable walking distance of Airedale General Hospital, a Co-Op convenience store and **Steeton & Silsden Railway Station which provides excellent commuter links to Skipton, Leeds & Bradford.**

The well presented accommodation covers approximately 1500 sq ft over 3 floor levels briefly including an upgraded Dining Kitchen & Utility, generous Sitting Room with a solid fuel stove, **4 Double Bedrooms, an En-Suite and luxury 4 piece House Bathroom and a superb Walk-in Wardrobe/Dressing Room or Home Office.**

Having a flagged garden with lovely elevated views over the village green & 2 courtyard parking spaces, the property is ideal for a purchaser seeking a **ready-made & easily maintained character property with a difference** and in detail comprises:

OPEN PORCH: 5'0" x 3'0" with stone flagged floor, fitted stores to both sides and part glazed composite door to:

HALL: 15'0" x 9'7" (max) with Oak laminate flooring and return staircase to the first floor with store under.

CLOAKROOM: with matching flooring, low suite w.c, pedestal wash basin with tiled splash, downlight and extractor fan.

SITTING ROOM: 15'0" x 15'15" with feature sold fuel stove with exposed flue on stone hearth, windows on 2 sides and half glazed composite door to the garden.

DINING KITCHEN: 15'0" x 12'2" with range of upgraded Oak wall and base units with composite worktops over, sink unit & drainer, Rangemaster oven & 6 ring hob in feature Oak surround with extractor hood, integrated dishwasher, space for tall fridge/freezer, ceiling downlights, tiled floor and modern vertical radiator.



UTILITY: 5'10" x 5'0" with Oak flooring, base unite, worktops with space under for washer & dryer, fitted shelving and Worcester combination boiler.

TO THE FIRST FLOOR

LANDING: 9'3" x 8'7" with ceiling downlights and open return staircase to the second floor.

BEDROOM 1: 15'0" x 15'0" (inclusive of en-suite) with windows on 2 sides with far reaching views.

EN-SUITE: 6'5" x 5'10" with fully tiled walls, shower enclosure with dual heads, low suite w.c, pedestal wash basin, chrome ladder radiator, tiled floor, ceiling downlights, extractor fan and window with frosted glass.



BEDROOM 2: 12'5" x 14'10" (max) with windows on 2 sides.

BATHROOM: 6'10" x 6'4" with modern 4 piece suite comprising freestanding bath with showerhead attachment, low suite w.c, composite sink with fitted Oak cupboards & drawers under, large walk-in shower with dual heads and fixed glass screen in tiled walls, Vinyl flooring, ceiling downlights, extractor fan and 2 windows with frosted glass.



TO THE SECOND FLOOR

LANDING: 7'5" x 6'8" with ceiling downlights.



BEDROOM 3: 15'1" x 8'3" (to beam plus further space with reduced head height under eaves) with Velux window. **TO THE OUTSIDE**



The garden is flagged in Indian slate for ease of maintenance providing a manageable space enclosed by panelled fencing and stone walls with lovely views over the green and distant hills.

There are 2 designated parking spaces immediately adjacent within a private courtyard car park, also including an electric car charging point.



BEDROOM 4: 15'0" x 7'11" with Velux window, fitted shelves, laminate flooring and useful eaves storage.



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 E.

POST CODE: BD20 6QL

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.

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WALK-IN WARDROBE: 7'2" x 6'11" (or potential home office) with fitted mirror fronted wardrobe, hanging rails, shelves & drawers, vertical radiator, laminate flooring, ceiling downlights and mullioned window.



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

