



**32 SKIPTON ROAD
STEETON**



**A BEAUTIFULLY PRESENTED 3 BEDROOMED
SEMI-DETACHED FAMILY HOME WITH GARDENS
ON 2 SIDES AND PRIVATE PARKING FORMING
PART OF MODERN CUL-DE-SAC DEVELOPMENT
IN A CONVENIENT RESIDENTIAL LOCATION**

PRICE: £286,000 - NO CHAIN

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





Constructed by Messrs Pinnacle View Homes only 3 years ago, this impressive stone built property forms one of four semi-detached family homes on a private cul-de-sac, being within comfortable walking distance of amenities in the village including a late opening Co-Op store, Airedale General Hospital and the local train station which provides regular links via the Airedale Line between Skipton & Leeds.

Number 32 has been impeccably maintained by the current owners with the larger than average accommodation extending to circa 1100 sq ft (with underfloor heating to the ground floor), briefly including a Cloakroom/Utility, a generous Sitting Room and a superb full width Dining Kitchen with patio doors to a south facing garden, being complemented by 3 well proportioned first floor Bedrooms (one with an En-Suite) and a contemporary House Bathroom.

Externally there are gardens to the front & rear and 2 private block paved parking spaces (with further visitor spaces); a valuable commodity since the introduction of permit parking in the village.

Immaculately presented throughout, the property is recommended for closer inspection, is offered with no forward chain and in detail comprises:

Part glazed composite door to:

HALL: 6'10" x 3'4" with Karndean flooring.

CLOAKROOM & UTILITY: 9'10" x 3'0" with matching flooring, low suite w.c, wash hand basin with cupboard under, ladder radiator, half tiled walls, extractor fan, ceiling downlights, window with frosted glass and utility area with space for washer & dryer.



SITTING ROOM: 16'10" x 15'0" with open spindled staircase to the first floor with useful store under.



DINING KITCHEN: 17'0" x 15'0" with matching Karndean flooring, range of matt grey units with Oak worktops over, high quality integrated Zanussi appliances including induction hob with contemporary extractor hood over, double oven/grill, microwave and concealed dishwasher, enclosure for American style fridge/freezer, composite sink & drainer, large pan drawers, island unit with Oak worktop & breakfast bar, ceiling downlights, cupboard housing the Ideal combination boiler and a generous dining area with a bespoke fitted cloaks cupboard and glazed doors to the rear garden.



TO THE FIRST FLOOR

LANDING: 10'9" x 6'6" with deep store cupboard over the stairs and folding timber ladder to the boarded loft.

BEDROOM 1: 14'1" x 9'5" with view over the rear garden.

EN-SUITE: 10'0" x 3'3" with tiled shower enclosure, low suite w.c, wash hand basin with drawers under, ladder radiator, extractor fan, tiled floor, half tiled walls, ceiling downlights and window with frosted glass.

BEDROOM 2: 12'2" x 10'0" a second generous double room with views towards Kildwick Moor.



BEDROOM 3: 10'7" x 7'1".



BATHROOM: 8'4" x 6'5" with 3 piece suite comprising L-shaped bath with dual head shower over & glass screen, low suite w.c, wash basin with drawers under, ladder radiator, ceiling downlights, extractor fan, tiled floor, half tiled walls and window with frosted glass.

TO THE OUTSIDE

The front is majority lawned with flower borders enclosed by panelled fencing with a side path & gate.

The rear is half flagged providing a pleasant sheltered sitting out area on the south side, also including a woodchipped area at a slightly raised level; the whole being securely enclosed by panelled fencing and a timber gate.

Immediately adjacent are 2 private block paved parking spaces with 2 further visitor spaces available close by.



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 6PD

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: £286,000

VISIT OUR WEBSITE: office@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.

