



1 LONGFIELD PLACE STEETON



**AN EXCEPTIONALLY SPACIOUS STONE BUILT
5 BEDROOMED SEMI-DETACHED FAMILY
HOME - FORMING PART OF AN EXCLUSIVE
RESIDENTIAL DEVELOPMENT IN AN ALMOST
HIDDEN SEMI-RURAL LOCATION**

PRICE: £460,000

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





Standing within the former grounds of a period mansion with access through secure electric gates, this incredibly spacious semi-detached family home now forms part of an exclusive residential cul-de-sac of 7 dissimilar properties constructed & converted in 2015 by well respected local developers Messrs Croft Building Limited.

Number 1 is still presented to a high standard with accommodation in excess of 1700 sq ft over 3 floors, briefly comprising: a spacious Hallway & Cloakroom, Sitting Room and a superb Living & Dining Kitchen with Bi-Fold doors to the rear garden; having 5 Double Bedrooms (2 with En-Suites), a 4 piece House Bathroom and a useful second floor Laundry/Utility. There is also an additional Utility or potential Garden Room adjoining a substantial detached Garage.

Although the property is quietly tucked away, a Co-Operative convenience store is barely a stone's throw away and a choice of local primary schools, Airedale Hospital and Steeton & Silsden Railway Station are all within comfortable walking distance.

With beautiful sheltered landscaped gardens on the south west side, the property is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite entrance door to:

ENTRANCE HALL: 17'0" x 6'1" with Oak effect Karndean flooring, telephone point, ceiling downlights, staircase to the first floor with glass panels and gable end window.



CLOAKROOM: with wash hand basin, matching flooring, low suite w.c, radiator and window with frosted glass.

SITTING ROOM: 13'6" x 11'7" with TV & telephone points and internal Bi-Fold doors to a large open plan:

LIVING KITCHEN: 18'3" x 18'1" (max L-shape) with modern gloss wall and base units with granite working surfaces over, 1½ bowl stainless steel sink unit, eye level oven & microwave, integrated dishwasher & fridge freezer, sliding pantry cupboard, large island & breakfast bar with 6 ring induction hob and extractor over, Oak effect Karndean flooring, ceiling downlights, full width Bi-Fold doors to the rear garden and a spacious **DINING AREA** with stylish downlights and wall TV point.

TO THE FIRST FLOOR

LANDING: 10'6" x 6'6" with gable end window, return staircase to the second floor with glass panels and airing cupboard with radiator, power point & fitted shelves.



BEDROOM 2: 17'0" x 9'0" with TV point and views over the rear garden.



EN-SUITE: 7'9" x 4'0" with shower enclosure with tiled walls, low suite w.c, bracket wash hand basin, chrome ladder radiator, shaver point, extractor fan, part tiled walls, ceiling downlights, Vinyl flooring and 2 windows with frosted glass.

BEDROOM 3: 14'10" x 9'9" with wall TV point.

BEDROOM 5: 9'6" x 7'11" with TV & telephone points.



HOUSE BATHROOM: 7'10" x 7'1" with 4 piece suite in white comprising panelled bath with shower head attachment, separate tiled shower enclosure, low suite w.c, bracket wash basin, half tiled walls, chrome ladder radiator, mirror & shaver point, ceiling downlights, extractor fan, Karndean flooring and window with frosted glass.



TO THE SECOND FLOOR

LANDING: 6'10" x 6'5" with Velux window.

MASTER BEDROOM: 18'0" x 15'1" (max) with TV point and front & Velux window.



EN-SUITE: 6'1" x 5'9" comprising tiled shower enclosure, low suite w.c, wash basin, chrome ladder radiator, shaver point, extractor fan, half tiled walls, Vinyl flooring and Velux window.

UTILITY / LAUNDRY ROOM: 7'8" x 4'11" with worktop incorporating stainless steel sink, washer plumbing & space for dryer, Vinyl flooring, extractor fan, access to roof void and deep cupboard housing the Worcester boiler & water cylinder.

BEDROOM 4: 18'0" x 11'4" with Oak flooring, window with views over the rear garden, 2 Velux windows, ceiling downlights, wall TV point & bracket and bespoke full width fitted desk & drawers.

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

TO THE OUTSIDE

The front is part paved with chipped slate borders containing a variety of heathers and evergreens. A deep block paved driveway provides private parking and gives access to:

DETACHED GARAGE: 19'9" x 9'11" with power & light and up-and-over door.

UTILITY / GARDEN ROOM: 13'1" x 9'10" with working surface, stainless steel sink, washer plumbing, power & light, Vinyl flooring and useful boarded roof void.

A secure side gate leads to a beautiful landscaped rear garden, including majority Indian flagging, flower borders, bespoke stream water feature, shaped timber path & sitting out area and mature trees & shrubs.

The whole provides a lovely private sheltered garden.



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 levied by Bradford Metropolitan District Council.

POST CODE: BD20 6FQ

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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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

