



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

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



**77 HAWTHORNE ROAD  
STEETON**

**Forming one of a block of 4 similar town houses pleasantly located towards the end of Hawthorne Road, this light & airy family home was constructed approximately 8 years ago, is still presented to an excellent 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 well equipped Kitchen and a spacious Sitting Room with doors to a private rear garden. The property extends over a passageway at first floor level and consequently benefits from 3 well-proportioned Bedrooms, a large En-Suite Shower Room and a stylish House Bathroom.**

**PRICE: £239,950**

**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 to Airedale General Hospital, Steeton & Silsden Railway Station and a late opening Co-Operative store.**

Also having **2 parking spaces immediately to the front and an external access path to the rear garden,** the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed composite door to:

**HALL:** with open staircase to the first floor, laminate floor, useful store cupboard and further utility cupboard under the stairs with washer plumbing.

**CLOAKROOM:** 5'2" x 3'6" with low suite w.c, bracket wash hand basin, extractor fan and matching flooring.

**KITCHEN:** 7'4" x 6'2" (plus range of deep fitted cupboards) comprising range of wall and base units with laminate worktops over, AEG electric oven and microwave, 4 ring gas hob with extractor hood over, 1½ bowl stainless steel sink unit & drainer, integrated fridge freezer, AEG dishwasher and matching laminate flooring.



**SITTING ROOM:** 13'4" x 12'7" with sliding glazed doors and windows to the rear garden.



**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 FIRST FLOOR**

**LANDING:** with roof void access and cupboard housing the hot water cylinder with further storage space.

**BEDROOM 1:** 10'8" x 9'9" with views over the green and space for wardrobes.

**EN-SUITE SHOWER ROOM:** 7'10" x 6'6" (max) comprising walk in shower enclosure with thermostatic shower and folding glass screen, low suite w.c, bracket wash hand basin, shaver socket, extractor fan, Vinyl floor, chrome ladder radiator and frosted uPVC window.



**BEDROOM 2:** 10'0" x 9'9".

**BEDROOM 3:** 11'3" x 6'6" (inclusive of store cupboard also housing the boiler) with views across the valley.



**BATHROOM:** 6'4" x 5'7" comprising panelled bath with thermostatic shower over, glass screen & part tiled walls, low suite w.c, bracket wash hand basin, chrome ladder radiator, Vinyl floor, shaver socket and extractor fan.

## **TO THE OUTSIDE**

There are 2 private parking spaces on the driveway at the front, having a flagged shared pathway leading under a passageway to the rear garden.

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The garden consists of a flagged patio, artificial lawn and an area of raised timber decking; the whole being bounded by high level timber fencing providing security & privacy.



**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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