



**13A KEIGHLEY ROAD
STEETON**



**A LARGER THAN EXPECTED STONE BUILT
5 BEDROOMED SEMI DETACHED FAMILY
HOME WITH A CONSERVATORY EXTENSION,
A GARAGE, PRIVATE PARKING AND A
SECURE REAR GARDEN**

PRICE: £338,000

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





This superb semi-detached home is substantially constructed in dressed Yorkshire stone with **attractive corbelled eaves and carved stone mullions and quoins**, all covered with a blue slate roof and **providing 5 Bedroomed family accommodation over 3 floor levels, extending to an impressive 1700 sq ft.**

Having sealed unit double glazing set within timber frames, the property enjoys a **high quality specification with particular reference to the floor coverings and a new Dining Kitchen with bi-folding doors to a Conservatory**, also having **easily managed gardens, on-site parking** and the advantage of a **good sized adjacent Garage** which is constructed in matching materials.

The property is handily placed for easy access to **Airedale General Hospital, well respected local schools** and **Steeeton railway station which provides excellent links on to Skipton, Keighley & Leeds.**

Highly recommended for closer inspection, the accommodation comprises in detail:

TO THE GROUND FLOOR

Part glazed composite door to:

ENTRANCE HALL: 19'8" x 6'5" (max) with store cupboard housing the Ideal gas fired combination boiler, return staircase to first floor and Oak wood strip flooring.

CLOAKROOM: 5'7" x 2'10" with low suite w.c, wash hand basin, extractor fan and matching flooring.

SITTING ROOM: 19'0" x 13'9" (into splay bay) with feature gas fire with attractive stone surround and mantel and tiled interior, Oak wood strip flooring, wall TV point and fitted cabinet to the alcove.



DINING KITCHEN: 20'7" x 10'4" with range of wall and base units with contrasting working surfaces over incorporating double Bosch electric ovens, integrated appliances including fridge, freezer & AEG dishwasher, Bosch 5 ring induction hob with concealed extractor hood over, recessed sink, tiled floor, useful understairs pantry with washer & dryer plumbing and generous **DINING AREA** with bi-fold doors to:

CONSERVATORY: 9'11" x 9'4" with tiled floor, wall lights, electric wall heater and sliding doors to the garden.

TO THE FIRST FLOOR

LANDING: with spindled balcony, gable end window and return staircase to the second floor.

BEDROOM 2: 13'7" x 10'0" with views over the park.



BEDROOM 3: 13'6" x 10'3" with views over the park.

BEDROOM 4: 10'10" x 10'4" with TV point.



LUXURY HOUSE BATHROOM: 10'4" x 9'4" with 4 piece suite in white comprising freestanding bath with shower head attachment, large open walk in shower with tiled walls, fixed glass screen and thermostatic shower, low suite w.c, double sinks with cupboards under and tiled splash, chrome ladder radiator, extractor fan, ceiling downlights, Karndean flooring and frosted window.



TO THE SECOND FLOOR

MASTER BEDROOM: 20'7" x 11'10" with 2 Velux windows, gable end window, fitted wardrobe and storage cupboards, deep storage cupboard over the bulkhead, under eaves storage, T.V point and access to roof void.

EN-SUITE: 8'9" x 8'6" with fully tiled shower cubicle with thermostatic shower, low suite w.c, wash hand basin with cupboard under and tiled splash, panelled bath with shower head attachment, chrome ladder radiator, Velux window, tiled floor and extractor fan.



BEDROOM 5 / OFFICE: 11'8" x 5'4" (rear) with Velux window and eaves storage.



TO THE OUTSIDE

A block paved driveway provides on-site parking and gives access to:

SEMI-DETACHED GARAGE: 19'6" x 11'6" overall (right hand of 2) with electric "up and over" door with power & light comprising a storage area to the front with further raised storage and a **GYM / WORKSHOP** to the rear.

There is an easily managed front garden being majority pebbled with flagged pathways, raised planted borders and high screen walls & fencing for privacy and security.

The rear garden is predominantly lawned with flagged sitting areas also including an external power point and outside tap. The whole garden is bounded by high level timber panel fencing and an access gate providing security and privacy, ideal for families with young children and/or pets.



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.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Category D levied by The City of Bradford Metropolitan District Council.

POST CODE: BD20 6RJ

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** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

PRICE: £338,000

VISIT OUR WEBSITE: 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.

