



16 HERON CLOSE STEETON



**A BEAUTIFULLY PRESENTED
4 BEDROOMED DETACHED HOUSE WITH
IMMACULATE LANDSCAPED SOUTH FACING
GARDENS SITUATED IN A POPULAR
RESIDENTIAL LOCATION**

PRICE: £345,000

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





Heron Close forms a quiet highly regarded cul-de-sac, being within comfortable walking distance of amenities in the village including a **late opening Co-Op store, Airedale General Hospital and close to the local train station which provides regular links via the Airedale Line between Skipton & Leeds.**

Number 16 has been impeccably maintained by the current owner with notable recent improvements including **a new Bathroom, upgraded windows & doors and a re-tarmaced driveway.** The light & airy accommodation briefly includes: **an open plan Sitting & Dining Room with patio doors to the garden, a generous Kitchen, Cloakroom and a Utility giving access to the Garage;** being complemented by **4 first floor Double Bedrooms (one with an En-Suite)** and a contemporary House Bathroom.

The property lends itself well to those who like to entertain and/or spend time outside, with **a beautiful majority lawned & part flagged garden providing a wonderful feeling of space whilst enjoying a lovely aspect on the south side.** There is also an **integral single Garage and driveway parking for 2 cars.**

Very well presented throughout, the property is recommended for closer inspection and in detail comprises:

Part glazed composite door to:

HALLWAY: 7'6" x 4'3" with side window, Vinyl flooring and staircase to the first floor.

SITTING ROOM: 10'10" x 17'4" (into square bay window) with gas fire (not in use), laminate flooring and opening to:



DINING ROOM: 10'10" x 9'0" with laminate flooring and glazed uPVC doors & windows to the rear garden.



KITCHEN: 12'2" x 8'10" with range of wall and base units with worktops over, 1½ bowl stainless steel sink unit & drainer, oven & 4 ring gas hob with concealed extractor hood over, part tiled walls, undercounter space for dishwasher & fridge, laminate flooring and picture window to the rear garden.



UTILITY: 8'10" x 5'0" with wall and base units, worktops, stainless steel sink unit and drainer, space for tall fridge freezer, space for washing machine, half glazed uPVC side external door, laminate floor and access to the garage.

CLOAKROOM: with low suite w.c, bracket wash hand basin, extractor fan and vinyl flooring.

INTEGRAL GARAGE: 17'8" x 8'7" with Viessmann combination boiler, power & light and up-and-over door.

TO THE FIRST FLOOR

LANDING: 10'7" x 3'2" (plus deep fitted cupboards with radiator) with ladder access to very useful boarded attic space.

BEDROOM 1: 16'0" x 10'3" (plus fitted wardrobes) with laminate flooring and views across the valley.



EN-SUITE: 5'11" x 5'3" with Mermaid boarded shower enclosure, low suite w.c, pedestal was basin, part tiled walls, vinyl flooring, extractor fan and window with frosted glass.

BEDROOM 2: 12'1" x 10'11" (L-shaped) (plus deep fitted cupboard over the stairs) with far reaching views.



BEDROOM 3: 10'10" x 8'11" (plus fitted wardrobes) with laminate flooring and view over the rear garden.

BEDROOM 4: 10'3" x 9'0" with laminate flooring and view over the rear garden.



BATHROOM: 7'0" x 6'9" with modern three piece suite in white comprising panelled bath with dual head shower over and glass screen, low suite w.c., wash hand basin with cupboards under, chrome ladder radiator, extractor fan, vinyl flooring, part tiled walls and window with frosted glass.

TO THE OUTSIDE

A double width driveway with lawned & woodchipped borders provides valuable private parking to the front giving access to the integral garage.

The beautiful rear garden is a standout feature being majority lawned with a flagged sitting out area. The whole is enclosed by panelled fencing with established borders and enjoys a lovely south facing aspect.



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 6UN

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

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

