



6 COPSE PLACE STEETON



**A MODERN DETACHED FAMILY HOME WITH
4 DOUBLE BEDROOMS, AN INTEGRAL GARAGE,
DRIVEWAY PARKING AND A LOVELY PRIVATE
GARDEN SITUATED ON A POPULAR
DEVELOPMENT BY MESSRS REDROW HOMES**

PRICE: £370,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Occupying a favourable plot on a popular new development by Messrs Redrow Homes, this detached property covers approximately 1350 square feet inclusive of an integral Garage and a more recently installed Conservatory, with the principle accommodation briefly including: a spacious Sitting Room, full width Dining Kitchen and a Utility & Cloakroom, being complemented by 4 well proportioned Double Bedrooms, an En-Suite and a House Bathroom.

Constructed approximately 10 years ago but still presented to a high standard throughout, the property benefits externally from a double width driveway and a good sized garden with a private westerly aspect & far reaching views; the whole being enclosed by panelled fencing making it safe & secure for a family with young children and pets.

Copse Place is pleasantly tucked away from the hustle & bustle of the centre of the village but is still within comfortable walking distance of a Co-Operative store, Airedale General Hospital and a train station providing excellent network links between Skipton & Leeds; with a good choice of schools also nearby including the highly regarded South Craven Secondary in neighbouring Cross Hills.

Recommended for closer inspection, the property comprises in more detail:

TO THE GROUND FLOOR

Covered part glazed composite door to:

HALL: 5'4" x 4'6" with matted flooring and staircase to the first floor.

SITTING ROOM: 15'11" x 11'0".



DINING KITCHEN: 17'7" x 10'8" (max) with contrasting contemporary wall and base units, worktops incorporating 1½ stainless steel sink unit & drainer, eye level AEG oven & grill, 4 ring AEG gas hob with splashback & extractor hood over, integrated fridge freezer, upgraded tiled floor, part tiled walls, ceiling downlights, deep understairs store and a generous **DINING AREA** with downlight and glazed uPVC doors to the conservatory.

UTILITY: 7'5" x 6'2" with units, worktops, stainless steel sink unit & drainer, washer plumbing & space for dryer, cupboard housing the Ideal boiler, upgraded tiled floor, extractor fan and half glazed composite door to the garden.

CLOAKROOM: with matching tiled floor, wash basin, low suite w.c, extractor fan and window with frosted glass.



CONSERVATORY: 11'5" x 9'11" with laminate flooring, electric radiator and glazed doors to a flagged patio.



TO THE FIRST FLOOR

LANDING: 10'1" x 4'5" with access to roof void and cupboard housing the hot water cylinder.

MASTER BEDROOM: 13'8" x 11'0" with far reaching views towards Silsden Moor.



EN-SUITE: 6'6" x 5'7" with large tiled shower enclosure, wide sink with fitted cupboards & drawers under, low suite w.c, chrome ladder radiator, tiled floor, ceiling downlights, extractor fan and window with frosted glass.



BEDROOM 2: 12'4" x 9'5" with similar views to bedroom 1.

BEDROOM 3: 13'7" x 8'7" with far reaching views up the valley.

BEDROOM 4: 12'3" x 8'5" with similar views.



BATHROOM: 8'10" x 6'3" with 3 piece suite in white comprising panelled bath with shower over & glass screen, low suite w.c, bracket wash hand basin, chrome ladder radiator, ceiling downlights, tiled floor, extractor fan and window with frosted glass.

TO THE OUTSIDE

There is a double width driveway to the front giving access to an **INTEGRAL GARAGE:** 18'6" x 9'4" with power and light and up-and-over door.

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

The garden to the rear is a standout feature comprising an improved flagged patio and a generous area of astroturf enclosed by secure timber panelled fencing.

The whole enjoys a lovely private aspect on the south west side with far reaching views up the valley.



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 E levied by Bradford Metropolitan Council.

POST CODE: BD20 6FD

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.

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