



**59 HAWTHORNE ROAD
STEETON**



**A MODERN WELL PRESENTED 3 BEDROOMED
DETACHED FAMILY HOME WITH A GARAGE,
DRIVEWAY AND A PRIVATE & SECURE GARDEN
SITUATED ON A POPULAR DEVELOPMENT
BY MESSRS REDROW HOMES**

PRICE: £330,000

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





Occupying a favourable plot on a popular modern development by Messrs Redrow Homes, this detached 3 Bedroomed house includes: a Hallway with Cloakroom, spacious Sitting Room and an excellent full width Dining Kitchen with patio doors to the rear garden, being complemented by 3 well proportioned Bedrooms, (with an En-Suite to the Master) and a light & airy House Bathroom.

Constructed 10 years ago but still presented to a high standard, externally the property benefits from a driveway with parking for 3 cars, a garage and a significantly improved landscaped garden which enjoys a lovely sheltered aspect; the whole being enclosed by high level fencing making it safe and secure for a family with young children & pets.

Steeton is a popular semi rural village with Hawthorne Road only minutes away from Airedale General Hospital, a Co-Operative convenience store and Steeton railway station which provides direct links to the larger business centres of Skipton, Keighley, Bradford and Leeds.

Recommended for closer inspection, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed composite entrance door to:

ENTRANCE HALL: 14'5" x 6'10" with open staircase to the first floor with deep store place under.



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

SITTING ROOM: 15'4" x 11'4" with picture window to the front.

DINING KITCHEN: 18'6" x 13'3" with range of contrasting wall and base units with working surfaces over incorporating 1½ bowl stainless steel sink unit & drainer, AEG appliances including 4 ring gas hob with stainless steel splash back and extractor hood over and eye level oven & microwave, fitted fridge & freezer, high quality flooring, ceiling downlights and a very generous **DINING AREA** with sliding French doors to the rear garden. There is also a very useful **UTILITY CUPBOARD** with washer plumbing & space for dryer above.

TO THE FIRST FLOOR

LANDING: with side window, access to roof void and deep airing cupboard housing the Ideal boiler.

MASTER BEDROOM: 12'10" x 10'2".

EN-SUITE: 8'2" x 4'1" with tiled shower enclosure with sliding door, low suite w.c, bracket wash basin, chrome ladder radiator, extractor fan, ceiling downlights, window with frosted glass and vinyl flooring.



BEDROOM 2: 11'5" x 11'0" with views over the rear **TO THE OUTSIDE** garden.



BEDROOM 3: 11'4" x 7'1" with views over the rear garden.



HOUSE BATHROOM: 8'2" x 6'10" with 3 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, bracket wash basin, chrome ladder radiator, ceiling downlights, extractor fan, airing cupboard housing the hot water cylinder, window with frosted glass and Vinyl flooring.



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

There is a small planted frontage and a tarmacadamed drive to the side providing on-site parking (and gated access to the rear garden), leading to the **GARAGE:** 18'9" x 9'4" with up-and over-door, power and light.

The rear garden has been upgraded to include a larger flagged patio and fitted canopy, lawn, a large are of decking and established shrubs & plants. The whole is enclosed by high level fencing providing a safe & secure child & pet friendly garden.



SERVICES: Mains gas, water and electricity are connected to the property. The heating/electrical appliances and any fixtures & 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 Band D levied by The City of Bradford Metropolitan Borough Council.

POST CODE: BD20 6FJ

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: £330,000

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

