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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUBSTANTIALLY EXTENDED 4 BEDROOMED
END TOWN HOUSE WITH A SECURE GARDEN, A GARAGE
& DRIVEWAY PARKING SITUATED ON A HIGHLY
REGARDED RESIDENTIAL DEVELOPMENT**



**41 HAWTHORNE ROAD
STEETON**

Recently extended to provide a thoughtfully designed 4 bedroomed family home covering circa 1200 sq ft (plus an integral Garage), this impressive end town house also boasts a superb new Breakfast Kitchen with quartz worktops and a pleasant open outlook to the front; the whole being presented to a noticeably high standard.

The new kitchen is complemented by: a generous extended Sitting Room & Dining Area with woodburning stove & bi-fold doors to a private rear garden, ground floor w.c, Utility/Gym, plenty of storage (including a boarded loft with ladder access), 4 well proportioned Bedrooms (with one En-Suite) and a stylish House Bathroom.

PRICE: £340,000

Tel: 01535 637333

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

Having driveway parking for 2 cars to the front (and potential for a 3rd space), the accommodation in detail comprises:

TO THE GROUND FLOOR

Composite entrance door to:

BREAKFAST KITCHEN: 16'0" x 12'4" with stylish wall and base units with quartz worktops, high quality integrated Bosch appliances including eye level oven & grill, 4 ring electric hob with concealed extractor hood, dishwasher, fridge/freezer, larger island with 4 seat breakfast bar, tiled floor, ceiling downlights, deep utility cupboard with washer plumbing, picture window overlooking a green to the front and staircase to the first floor with further useful store under.



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

SITTING ROOM & DINING AREA: 18'6" x 15'3" with oak effect flooring, ceiling downlights, 2 Velux windows, woodburning stove and bi-fold doors 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.



UTILITY: 12'9" x 7'8" (access from the rear garden) with wall and base units, worktops, plumbing for washer & dryer, vinyl flooring, Velux window and internal door to the garage.

TO THE FIRST FLOOR

LANDING: with access to useful boarded roof void (via an aluminium ladder) and cupboard over the stairs housing the Ideal boiler & hot water cylinder.

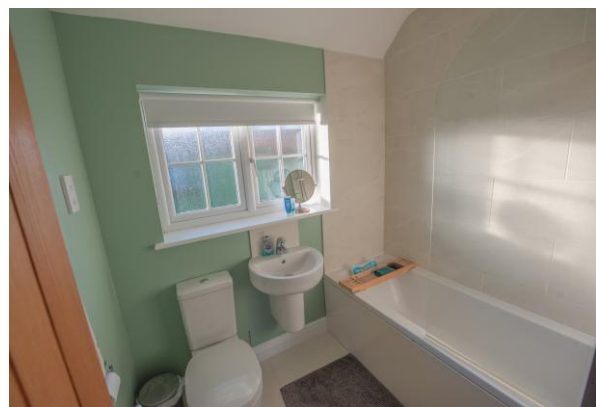
BEDROOM 1: 8'5" x 12'6" (into fitted wardrobes with mirror fronted sliding doors).



EN-SUITE: 8'5" x 5'7" (max L-shape) with tiled shower enclosure, low suite w.c, wash hand basin, chrome ladder radiator, tiled floor, ceiling downlights and extractor fan.

BEDROOM 2: 19'11" x 7" a full depth room above the garage with windows to the front & rear.

BEDROOM 3: 9'6" x 8'5" with open views over a green to the front.



BATHROOM: 6'9" x 5'10" with 3 piece suite in white comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin, chrome ladder radiator, tiled floor, ceiling downlights, extractor fan and window with frosted glass.

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BEDROOM 4: 7'11" x 6'6" a good sized single bedroom for a child or to use as a home office.

TO THE OUTSIDE

There is driveway parking for 2 cars (and potential for a third space) giving access to the **GARAGE:** 14'5" x 7'11" with power & light and electric up-and-over door.

The rear garden is part flagged and majority lawned with an area of decking at the lower end to catch the sun; the whole being enclosed by secure panelled fencing.



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 Council Tax Band C.

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.

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

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