



Westy Bank Croft | | Steeton, Keighley | BD20 6QN

Asking price £415,000



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Occupying a stunning position above Steeton and enjoying outstanding far-reaching views, this charming three storey converted barn provides characterful three double bed roomed accommodation.

- Semi-Rural Setting
- Outstanding Views
- Southerly Aspect
- Three Double Bedrooms
- Two Bathrooms
- Gardens To The Front And Rear

With oil fired heating, the accommodation comprises:

### Lower Ground Floor

#### Breakfast Kitchen

18'1 x 12'5 (5.51m x 3.78m)

Accessed via French doors that lead from the rear garden and driveway, the breakfast kitchen comprises an extensive range of base and wall units with coordinating granite work surfaces plus concealed lighting. Integrated appliances include an oven, microwave, four ring induction hob with hood over, dishwasher and space for a fridge/freezer.

#### Utility Room

11'9 x 5'5 (3.58m x 1.65m)

Adjoining the breakfast kitchen and inner hall, including base and wall units with coordinating work surfaces, plumbing for a washing machine and space for an additional appliance.

#### Inner Hall

With a recessed cloaks cupboard.



With easy access to rail links connecting to Leeds, Bradford and Skipton, this spacious home perfectly blends peace and seclusion with convenience.



### Cloakroom

5'8 x 5'1 (1.73m x 1.55m)

With a hand wash basin and w.c. along with a recessed linen and store cupboard.

### Dining Room

15'3 x 9'6 (4.65m x 2.90m)

A versatile reception space featuring oak flooring and French doors leading out to a paved seating area. Stairs lead to:

### Upper Ground Floor

#### Snug

9'8 x 9'5 (2.95m x 2.87m)

With an abundance of natural light via a glazed door with windows either side that offer an outlook over the front garden, this flexible living space adjoining the main living area and features oak flooring.

#### Living Area

22'7 x 13'2 (6.88m x 4.01m)

A spacious living area featuring a wood burning stove on slate hearth, exposed beams, fitted cabinet and shelving plus windows to two sides.

#### Den

9'10 x 7'8 (3.00m x 2.34m)

A cosy sitting area enjoying an outstanding long distance view.

### Second Floor

#### Bedroom

13'4 x 10'0 (4.06m x 3.05m)

An ample double bedroom with exposed beams.

#### En Suite

8'4 x 4'6 (2.54m x 1.37m)

A high quality en suite comprising a walk-in rainfall shower, hand wash basin within vanity unit, w.c. and a heated towel rail.

#### Bedroom

13'3 x 7'5 (4.04m x 2.26m)

A second double bedroom including a recessed wardrobe and exposed beams.

#### Bedroom

9'5 x 8'0 (2.87m x 2.44m)

A third double bedroom with exposed beams.

#### Landing

With a vaulted ceiling.



## Bathroom

9'2 x 7'8 (2.79m x 2.34m)

Smartly presented and including a stand-alone bath, hand wash basin within vanity unit, w.c, heated towel rail, low-level window with stone surround and a velux window.

## Outside

### Front Garden

An exceptionally pretty, lawned garden with colourful flower beds and a paved seating area, bordered by a stone wall.

### Rear Garden

A further lawned garden with mature shrubs and a paved seating area.

### Driveway

A block-paved driveway providing off-street parking for two cars, including an electric car charging point. There is an additional paved area with a bin store.

### Tenure

Leasehold.

### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

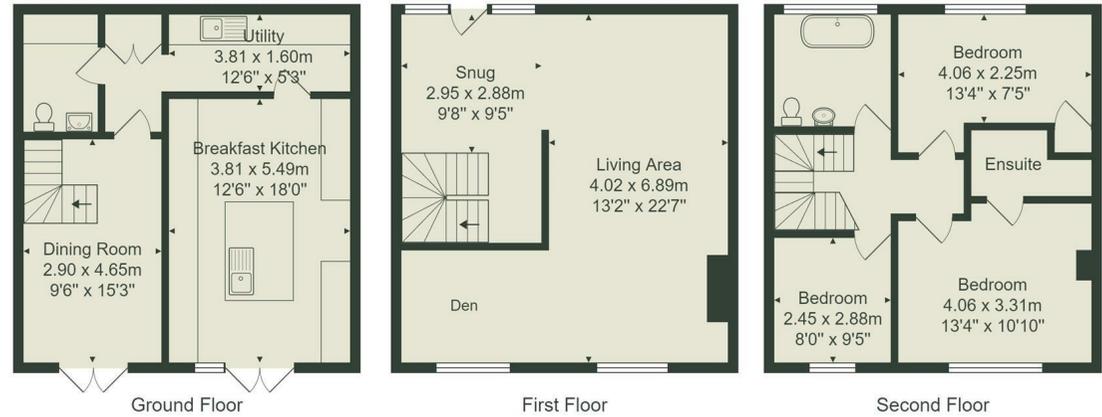
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A pretty, lawned South facing garden can be found to the front while a further garden and block-paved driveway with provision for electric car charging can be found to the rear.





Total Area: 148.0 m<sup>2</sup> ... 1593 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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