



**DALE HOUSE
SKIPTON ROAD
STEETON**



A PERIOD DETACHED 4 BEDROOMED FAMILY HOME WITH A GARAGE, PRIVATE PARKING AND A GENEROUS SOUTH FACING GARDEN SITUATED IN A POPULAR VILLAGE LOCATION CLOSE TO THE TRAIN STATION

PRICE: £450,000

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





Restored and extended by Messrs Pinnacle View Homes 5 years ago, this impressive period property is the flagship of a small exclusive cul-de-sac, being within comfortable walking distance of amenities in the village including a late opening Co-Op store, Airedale General Hospital and the local train station which provides regular links via the Airedale Line between Skipton & Leeds.

Dale House has been beautifully maintained by the current owners with the larger than average family accommodation extending to circa 1620 sq ft briefly including: 2 large Reception Rooms, a Cloakroom and a superb full width Dining Kitchen with bi-fold doors to the rear, being complemented by 4 well proportioned first floor Bedrooms (one with an En-Suite) and a contemporary 4 piece House Bathroom.

Externally there is a garden to the front and a further large child & pet friendly south facing garden to the rear, also having the benefit of a detached Garage and 2 block paved parking spaces (with further visitor spaces on the private cul-de-sac); a valuable commodity since the introduction of permit parking in the village.

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

TO THE GROUND FLOOR

Composite entrance door to:

SITTING ROOM: 18'6" x 15'0" with beamed ceiling, windows on 2 sides, chimney breast recess and open staircase to the first floor.



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

INNER HALL: with stone steps down to **CELLAR:** 17'0" x 9'10" with barrel vaulted ceiling.



LIVING ROOM: 18'6" x 11'11" with high quality flooring, wall TV point and open plan access to:



DINING AREA: 12'2" x 10'3" with matching flooring, bi-fold doors to the rear garden, 2 Velux roof lights and opening to:

KITCHEN: 17'8" x 10'9" with matching flooring, wall and base units in contrasting grey with compact worktops over, wide composite sink unit & drainer, treble Zanussi oven/grill & microwave, 5 ring gas hob with extractor over, wine cooler, space for American fridge/freezer, integrated washer & dishwasher, ceiling downlights, picture window to the rear garden and composite side door to the driveway.



TO THE FIRST FLOOR

LANDING: 17'10" x 11'7" (max) with potential **STUDY AREA**, access to part boarded roof void and useful cupboard with fitted shelves housing the Ideal combination boiler.

BEDROOM 1: 14'0" x 9'0" with wall TV point.

EN-SUITE: 9'4" x 3'11" with shower enclosure with dual heads & glass door, low suite w.c, wash hand basin with cupboard under, ladder radiator, tiled floor, half tiled walls, extractor fan, downlights and window with frosted glass.

BEDROOM 2: 12'9" x 8'10".



BEDROOM 3: 11'5" x 8'2".

BEDROOM 4: 10'10" x 9'0".

BATHROOM: 7'5" x 7'2" with luxury 4 piece suite comprising freestanding bath, low suite w.c, wash hand basin, dual head shower enclosure, ladder radiator, tiled floor, half tiled walls, extractor fan and large window with frosted glass.



TO THE OUTSIDE

There is a **DETACHED GARAGE:** 15'5" x 11'0" with power & light, an electric door and windows on 2 sides. To the side there are 2 private block paved parking spaces. The land behind the garage is also included.

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 are established shrubs to the front whilst the rear garden is a standout feature, being partly flagged (with the provision for a hot tub) and majority lawned, also containing mature apple trees. The garden enjoys a lovely southerly aspect which is not overlooked and is enclosed by high level fencing making it safe & secure for young children & pets.



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 levied by Bradford Metropolitan District Council

POST CODE: BD20 6PD

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

