



11 HERON CLOSE STEETON



**A BEAUTIFULLY PRESENTED &
SIGNIFICANTLY EXTENDED 4 BEDROOMED
FAMILY HOME WITH LANDSCAPED
GARDENS SITUATED IN A POPULAR
RESIDENTIAL LOCATION**

PRICE: £395,000

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





Heron Close forms a quiet highly regarded cul-de-sac, being within comfortable walking distance of amenities in the village including a **late opening Co-Op store, Airedale General Hospital and close to the local train station which provides regular links via the Airedale Line between Skipton & Leeds.**

Number 11 has been significantly enhanced by the current owners (now covering circa 1400 sq ft) with notable recent improvements including a **superb extended Garden Room and majority Amtico flooring to the ground floor.** The light & airy accommodation also briefly comprises: a **Sitting Room, generous Dining Room with open access to the Garden Room, a Utility & Cloakroom and a further versatile reception room or 5th Bedroom;** being complemented by **4 first floor Bedrooms (one with En-Suite)** and a modern House Bathroom.

The property lends itself well to those who **like to entertain and/or spend time outside, having an impressive landscaped garden which includes upgraded flagging and composite decking.** There is also **driveway parking for 2 cars the front.**

Beautifully presented throughout, the property is recommended for closer inspection and in detail comprises:

Part glazed composite door to:

HALLWAY: 10'10" x 6'1" with upgraded Amtico flooring and staircase to the first floor.

SITTING ROOM: 15'0" x 9'10" with gas fire (not in use) and coved ceiling.



DINING KITCHEN: 16'4" x 9'4" with range of wall and base units with worktops over, 1½ bowl stainless steel sink unit & drainer, oven & 4 ring electric hob with extractor hood over, integrated dishwasher & fridge freezer, under stairs store cupboard, generous dining area and opening to:



GARDEN ROOM: 15'1" x 10'2" a recent extension of the highest quality with Amtico flooring, part glass roof and sliding glazed doors to the garden.



UTILITY: 11'11" x 4'3" with matching flooring and space for washer & dryer with worktop over.

CLOAKROOM: with matching flooring, low suite w.c, bracket wash hand basin, ladder radiator, extractor fan and window with frosted glass.

GAMES ROOM / BEDROOM 5: 16'2" x 8'9" a generous versatile room with matching flooring, cupboard housing the combination boiler and half glazed uPVC door to the rear.

TO THE FIRST FLOOR

LANDING: 8'7" x 6'6" with ladder access to a useful boarded attic space.

BEDROOM 1: 16'6" x 13'7" (inclusive of en-suite) a lovely through room with windows to the front & rear.

EN-SUITE: 7'2" x 5'9" comprising dual head shower enclosure with sliding glass door, low suite w.c, wash hand basin with drawer under, part tiled walls, tiled floor, ladder radiator and window with frosted glass.



BEDROOM 2: 12'0" x 8'10" (plus fitted wardrobes).



BEDROOM 3: 9'8" x 9'0" with views over the rear garden and across the valley.

BEDROOM 4: 9'1" x 7'2" with fitted cupboard.



BATHROOM: 6'5" x 5'7" with 3 piece suite in white comprising panelled bath with shower over, low suite w.c, wash hand basin with cupboards under, chrome ladder radiator, extractor fan, vinyl flooring, part tiled walls, extractor fan and window with frosted glass.



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

TO THE OUTSIDE

There is a double width driveway to the front with an electric car charging point and a small lawned garden.

The rear has been landscaped to include a good area of flagging and composite decking, also including a large garden shed; the whole being securely enclosed by panelled fencing red brick walls.



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 D.

POST CODE: BD20 6UN

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

