







# Stone Grove, Steeton, BD20 6TQ

## Asking Price £199,950

- THREE-BEDROOM TERRACED HOME
- TWO GENEROUS BEDROOMS
- NEWLY CREATED OFF-ROAD PARKING TO THE REAR
- STYLISH DINING KITCHEN FITTED IN 2022
- IDEAL FIRST-TIME BUY OR FAMILY HOME
- POPULAR STEETON VILLAGE LOCATION
- VERSATILE THIRD BEDROOM – IDEAL HOME OFFICE OR NURSERY
- PRIVATE FRONT GARDEN WITH ESTABLISHED PLANTING
- BOILER INSTALLED IN 2021
- EXCELLENT TRANSPORT LINKS & LOCAL AMENITIES

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# Stone Grove, Steeton, BD20 6TQ

A HOME THAT'S BEEN IMPROVED WHERE IT MATTERS! Offering the perfect opportunity for first-time buyers, young couples or growing families to take their next step on the property ladder, this appealing three-bedroom terraced home combines comfortable, versatile accommodation with some fantastic practical improvements. A stylish dining kitchen fitted in 2022, a replacement boiler installed in 2021 and the valuable addition of off-road parking to the rear are just some of the highlights. With a welcoming lounge, two well-proportioned bedrooms and a flexible third bedroom that could easily become a nursery, home office or dressing room, this is a home ready to adapt to your lifestyle.

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Council Tax Band: B





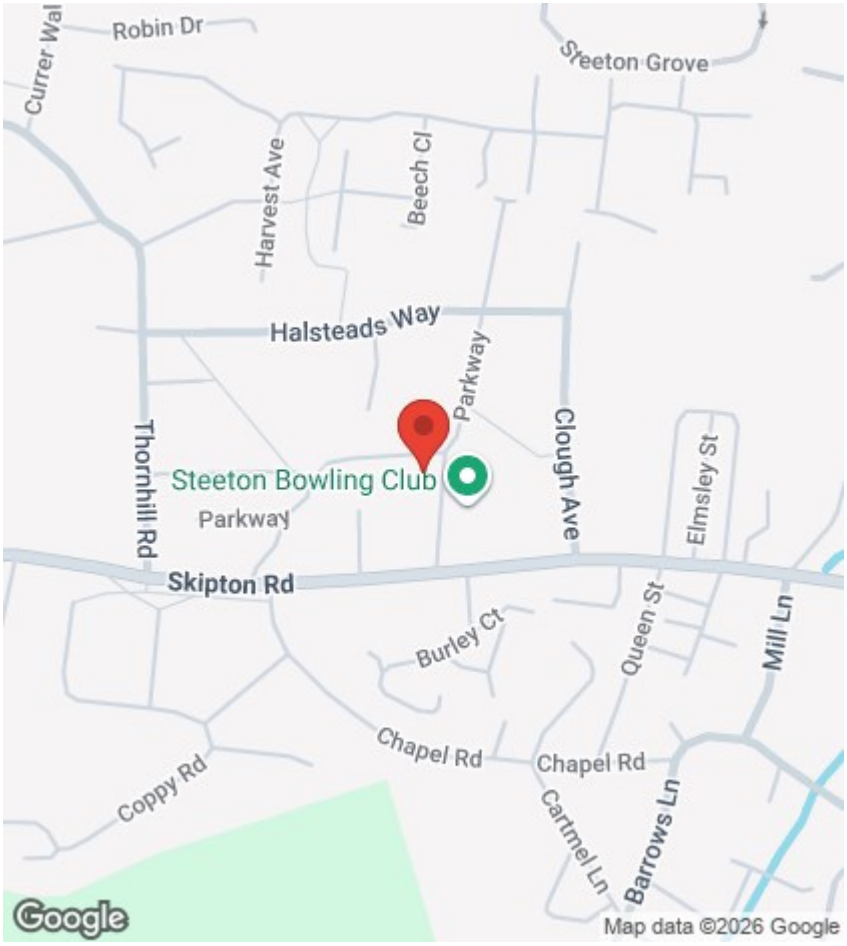
**PROPERTY DETAILS**

The accommodation begins with an entrance vestibule leading into a spacious and inviting lounge, where a feature fireplace creates an attractive focal point, and a large window allows natural light to fill the room. There is ample space for comfortable seating, making this a lovely setting for relaxing after a busy day or spending time with family and friends. There is a fabulous dining kitchen, thoughtfully updated in 2022 with an attractive combination of navy and white shaker-style units, contrasting work surfaces and contemporary hexagonal splashback tiling. The kitchen offers plenty of storage and preparation space, together with a range of integrated cooking appliances and space for additional freestanding appliances. There is also ample room for a dining table, creating a sociable space for everything from everyday family meals to entertaining friends. A particularly useful feature is the small walk-in pantry, conveniently positioned beside the kitchen door and providing valuable additional storage.

To the first floor, the main bedroom is a generous double room with plenty of space for bedroom furniture, whilst the second bedroom is another comfortable and well-proportioned room, equally suited to use as a child's bedroom, guest room or additional workspace. The third bedroom, although more compact, adds another layer of versatility and would make an ideal nursery, home office, dressing room or hobby room, depending on individual requirements. The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash basin and WC, with a window providing natural light. The property has also benefited from a replacement boiler, installed in 2021 and subsequently serviced, offering reassurance to prospective purchasers.

Externally, the property enjoys a garden frontage with an established selection of shrubs and planting, together with a pathway leading to the entrance. To the rear, the current owner has undertaken considerable work to excavate and reconfigure the garden, creating a useful off-road parking area. There is also a raised outdoor area and garden storage, providing further practicality and scope to personalise the space.

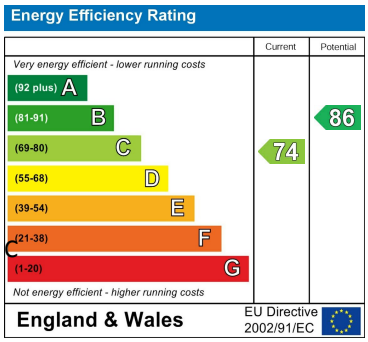
Stone Grove enjoys an established residential setting within the popular village of Steeton, offering an appealing balance of village living and everyday convenience. The village has a selection of local amenities, including shops, a primary school and recreational facilities, whilst neighbouring Silsden and the nearby market town of Keighley provide a wider choice of shopping, leisure and dining opportunities. For those commuting further afield, Steeton and Silsden railway station offers convenient connections towards Leeds and Bradford, with access to the A629 also making surrounding towns and countryside easily accessible. Combining a welcoming neighbourhood setting with excellent connectivity, this is a lovely place to put down roots and enjoy everything the Aire Valley has to offer.



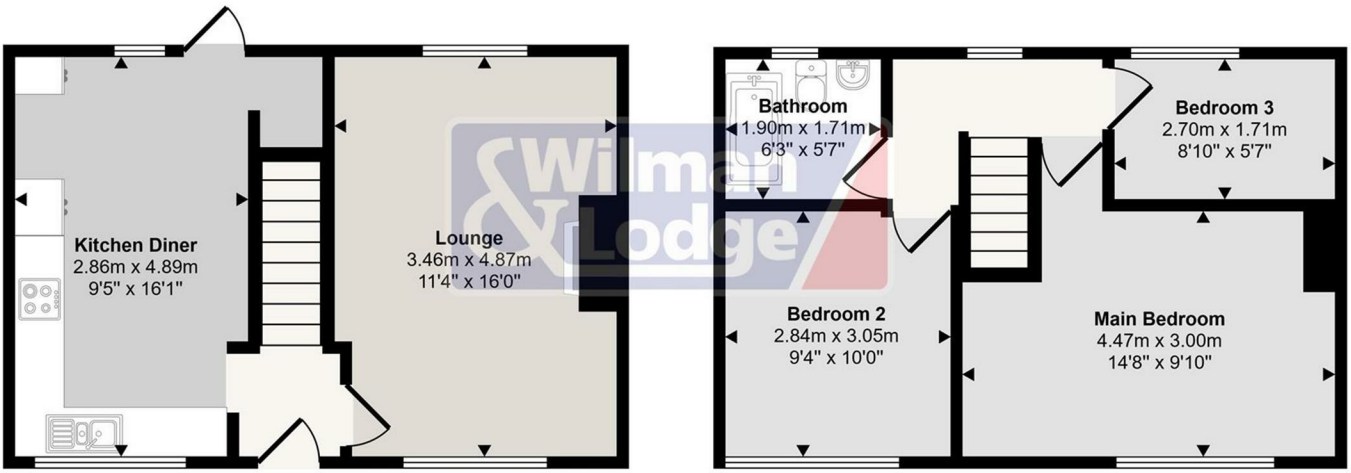

## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:




**Approx Gross Internal Area**
**73 sq m / 781 sq ft**




Ground Floor
**Approx 36 sq m / 388 sq ft**

First Floor
**Approx 37 sq m / 393 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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