



# wilman&wilman

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**A VERY WELL PRESENTED 3 BEDROOMED DETACHED HOUSE ON A QUIET CUL-DE-SAC WITH A PARTIALLY CONVERTED GARAGE, DRIVEWAY PARKING AND A WEST FACING REAR GARDEN ON A POPULAR MODERN DEVELOPMENT**



**14 HARVEST AVENUE  
STEETON**

**Occupying a favourable plot towards the head of a quiet cul-de-sac on a modern Redrow Homes development, number 14 benefits from a pleasant westerly aspect to the rear, a partially converted detached Garage / Garden Room and driveway parking for several cars.**

**Being immaculately presented & maintained by the original homeowner, the property briefly comprises: a Hallway with Cloakroom, full width Dining Kitchen with doors to the garden and a cosy Sitting Room with views over a green to the front, being complemented by 2 Double Bedrooms, an En-Suite Shower Room, a good sized 3<sup>rd</sup> single Bedroom and a family Bathroom.**

**PRICE: £350,000 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Steeton is a popular semi-rural village with Harvest Avenue being situated within **close proximity to Airedale General Hospital, Steeton & Silsden Railway Station, a late opening Co-Operative store and an excellent choice of local schools.**

### **TO THE GROUND FLOOR**

Composite door to:

**HALLWAY:** with laminate floor and staircase to the 1<sup>st</sup> floor with store cupboard under.

**CLOAKROOM:** 5'7" x 3'1" comprising low suite w.c, wash hand basin, vinyl floor, frosted uPVC window and extractor fan.

**DINING KITCHEN:** 18'5" x 12'2" with range of wall and base units, laminate worktops incorporating electric oven & grill, 4 ring gas hob with extractor hood over, integrated fridge freezer, plumbing & space for dishwasher, laminate floor, **UTILITY CUPBOARD** with washer & dryer plumbing and **DINING AREA** with glazed patio doors to the garden.



**SITTING ROOM:** 15'3" x 11'7" with views to the front over a green.



### **TO THE FIRST FLOOR**

**LANDING:** with roof void access, gable end window and cupboard housing the Ideal boiler.

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



**BEDROOM 1:** 11'10" x 11'1" with laminate flooring, lovely views over the green and  
**EN-SUITE:** 8'3" x 4'1" comprising shower enclosure, low suite w.c, wash hand basin, vinyl floor, frosted uPVC window and extractor fan.



**BEDROOM 2:** 11'0" x 10'11" with laminate flooring and a sunny westerly aspect with views towards Ravenstone Woods.



**BEDROOM 3:** 11'3" x 7'1" with laminate flooring.

**BATHROOM:** 8'3" x 6'10" comprising panelled bath with thermostatic shower over, low suite w.c, wash hand basin, frosted uPVC window, chrome ladder towel rail, extractor fan, vinyl floor and hot water cylinder cupboard.



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## **TO THE OUTSIDE**

The lawned front garden has planted borders and a vegetable box with lovely views over the green.

A driveway provides parking for 3 cars and leads to the: **DETACHED PARTIALLY CONVERTED GARAGE:** 18'6" x 9'8" currently separated with a **STORE** to the front: 9'8" x 5'3" with double doors, raised storage, power & light and a **GARDEN ROOM** to the rear: 12'10" x 8'8" with laminate floor and bi-fold doors to the garden, offering a variety of uses such as a gym, hobby space or offering further valuable storage.

The enclosed rear garden has a favourable westerly aspect with an area of decking and a pergola accessed directly from the kitchen, a lawn, raised decking (currently accommodating a hot tub), external power & lights and a pedestrian access gate to the drive.



**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band D.

**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.

**POST CODE: BD20 6FG**

**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.

**PRICE: £350,000– NO CHAIN**      **VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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