







Rookery Nook Upper School Street, Steeton, BD20 6PF

Asking Price £280,000

- NO UPPER CHAIN
- FOUR BEDROOMS
- FRONT GARDEN
- MASTER BEDROOM WITH WALK IN WARDROBE
- SOUGHT AFTER LOCATION
- DETACHED HOUSE
- ALLOCATED PARKING
- PRIVATE BALCONY
- OPEN PLAN DINING KITCHEN

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
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Rookery Nook Upper School Street, Steeton BD20 6PF

LOOKING FOR A HOME THAT CAN KEEP UP WITH FAMILY LIFE? THIS FOUR-BEDROOM DETACHED COULD BE THE ANSWER! Tucked away in a charming and established setting and offering no upper chain, Rookery Nook is a deceptively spacious four-bedroom character home that effortlessly blends period charm with modern-day living, offering generous and versatile accommodation both inside and out.

4 1 2 D

Council Tax Band: C







PROPERTY DETAILS

Tucked away in a charming and established setting, Rookery Nook is a deceptively spacious four-bedroom character home that effortlessly blends period charm with modern-day living, offering generous and versatile accommodation both inside and out.

Stepping inside, the home immediately feels warm and inviting. The bright living room to the left is full of character, centred around a feature fireplace and complemented by bespoke-style fitted storage, creating a cosy yet practical space to relax and unwind. To the right, the property truly comes into its own with a superb open-plan kitchen and living space. Thoughtfully designed with a central island, ample cabinetry and room for dining and everyday family life, this is a sociable hub of the home, perfect for everything from busy mornings to hosting friends and family. The space is flooded with natural light, with charming stained glass windows adding a unique touch of personality and warmth. The additional living space from the kitchen offers further dining or relaxation space.

The accommodation is well balanced throughout, offering four well-proportioned bedrooms. The master bedroom provides a calm and inviting retreat, enhanced by characterful details including exposed stonework and a striking stained-glass window that fills the room with soft, colourful light. A real highlight is the walk-in wardrobe/dressing room, offering excellent storage and a touch of everyday luxury. The remaining bedrooms are equally versatile, ideal for growing families, guests or those working from home, each enjoying a pleasant outlook and a continuation of the home's warm, homely feel. The house bathroom has been stylishly modernised, fitted with contemporary tiling, a bath with overhead shower, WC and wash basin - creating a clean, fresh space ready to enjoy.

Externally, the lifestyle on offer continues. The front garden provides a pleasant outdoor space, while the private balcony/terrace offers the perfect spot for morning coffee or evening unwinding, enjoying an elevated outlook across the surroundings. The property also benefits from allocated parking, adding everyday practicality to this characterful home.

Situated in the ever-popular village of Steeton, the property enjoys excellent access to local amenities, well-regarded schools and transport links, including the nearby railway station, ideal for commuters while still offering a welcoming village feel.

A home full of charm, space and flexibility, Rookery Nook offers something a little different, perfect for those looking for character, lifestyle and a place to truly make their own.

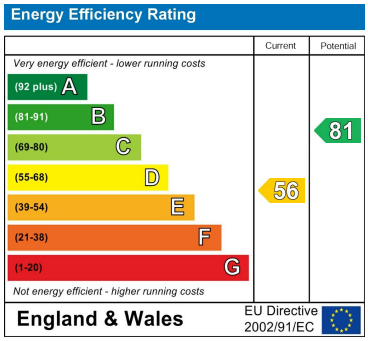


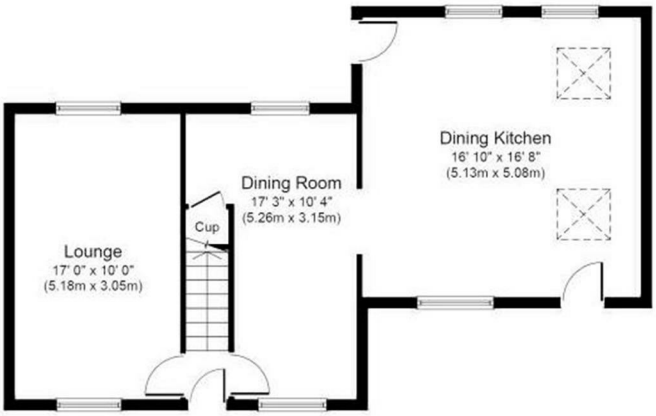
Viewings

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

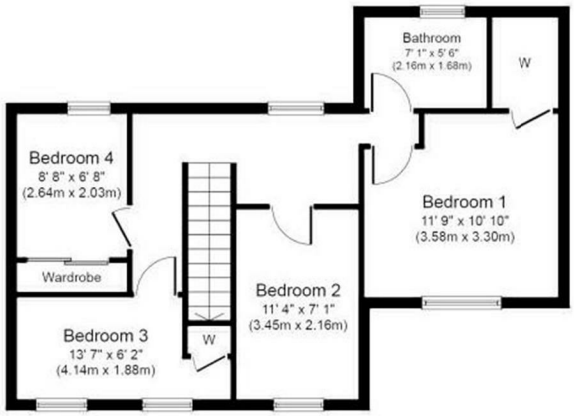
EPC Rating:

D





Ground Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)



First Floor
Approximate Floor Area
560 sq. ft.
(52.0 sq. m.)

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