



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN IMMACULATELY PRESENTED 4/5 BEDROOMED
DETACHED FAMILY HOME WITH A LARGE LAWNED
GARDEN, INTEGRAL GARAGE AND PARKING FOR
3 CARS SITUATED IN A QUIET RESIDENTIAL LOCATION**



1 CRICKETERS WALK STEETON

Beautifully presented throughout, this modern family home covers approximately **1500 sq ft** over **2 floor** levels, briefly comprising: a **welcoming split-level Hallway with Cloakroom**, **new Dining Kitchen & adjoining Utility** with integrated appliances, **large Living & Dining Room** with doors to the garden and a **Home Office** or optional **5th Bedroom** to the ground floor.

To the first floor are **4 Double Bedrooms** with fitted wardrobes, an **En-suite** and a large **family Bathroom**. Externally there is **driveway parking for 3 cars**, an **integral Garage** and an **enclosed lawned & flagged garden**.

PRICE: £545,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The property is **handily placed for easy access to Airedale General Hospital, well respected local schools and Steeton railway station** which provides excellent links to Skipton, Keighley & Leeds.

Highly recommended for closer inspection, the accommodation comprises in detail:

TO THE GROUND FLOOR

Part glazed uPVC door to:

SPLIT LEVEL HALLWAY: with open spindled staircase to the first floor and steps to a lower level with a large store cupboard.



CLOAKROOM: 6'1" x 5'5" comprising low suite w.c, wash hand basin, frosted uPVC window, tiled floor and part tiled walls.

DINING KITCHEN: 19'3" x 10'4" with range of wall and base units with quartz worktops over incorporating Stoves electric range oven, recessed 1½ bowl sink unit, integrated Bosch dishwasher, herringbone LVT flooring, peninsular breakfast bar and a generous **DINING AREA** currently used as a living space with sofa & wall TV point.



UTILITY: 8'7" x 7'8" with full height integrated fridge & freezer, storage cupboards, washer & dryer plumbing, matching LVT flooring and part glazed uPVC door to the garden.

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



LIVING & DINING ROOM: 25'0" x 14'8" (max) with 2 sets of glazed doors to the garden, solid fuel stove recessed to the chimney breast with oak lintel over, coved ceiling, 2 wall light points and **DINING AREA**.



STUDY / BEDROOM 5: 9'6" x 7'4".

TO THE FIRST FLOOR

Split level **LANDING:** with useful study or reading area with port hole window and Velux roof light.

BEDROOM 1: 19'1" x 16'0" (inclusive of en-suite & fitted wardrobes) with coved ceiling, range of fitted wardrobes (1 housing the pressurised hot water cylinder), laminate floor, coved ceiling, roof void access and lovely long distance views.

EN-SUITE: 8'3" x 5'9" comprising walk-in shower enclosure with thermostatic unit, low suite w.c, wash hand basin, vinyl floor, frosted uPVC window, extractor fan, part tiled walls and chrome ladder radiator.



BEDROOM 2: 19'3" x 10'4" (inclusive of fitted wardrobes) coved ceiling and windows to 2 sides with lovely views.

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BEDROOM 3: 10'6" x 10'4" with coved ceiling and fitted wardrobe.



BEDROOM 4: 10'5" x 9'7" with coved ceiling, fitted wardrobe and lovely views.

FAMILY BATHROOM: 15'3" x 8'6" (max) comprising corner bath, walk-in shower enclosure with thermostatic unit, low suite w.c, 2 pedestal wash basins, vinyl floor, part tiled walls, Velux window and extractor fan.



TO THE OUTSIDE

There is driveway parking for 3 cars, an EV charging point and gates to the rear garden. The property also benefits from solar panels with battery storage.

GARAGE: 19'8" x 9'4" with electric roller door, Worcester combination boiler, range of wall and base storage units, power & light and rear pedestrian door.

The large rear garden comprises a shaped lawn, patio areas, and a cold water tap; the whole being enclosed by high level timber fencing for privacy & security. There is a further enclosed area which houses a large log store which is ideal for storage.

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

SERVICES: Mains gas, water, drainage and electricity are connected to the property. A sewage tank in the garden pumps to the mains connection. 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 6QH

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.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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