



## Stone Grove, Steeton, BD20 6TQ

**Asking Price £160,000**

- NO UPPER CHAIN
- THREE BEDROOMS
- GENEROUS GARDENS TO FRONT & REAR
- SOUGHT AFTER LOCATION
- MID-TOWN HOUSE
- MODERN SHOWER ROOM
- POTENTIAL TO MODERNISE
- EXCELLENT COMMUTING LINKS

# Stone Grove, Steeton, BD20 6TQ

Set within generous front and rear gardens, this spacious three-bedroom townhouse offers an exciting opportunity for buyers looking to create a home tailored to their own style and taste. Having been lovingly owned by the same family for over 35 years, the property enjoys a prominent position within the sought-after village of Steeton.



Council Tax Band: B



## PROPERTY DETAILS

Set within generous front and rear gardens, this spacious three-bedroom townhouse offers an exciting opportunity for buyers looking to create a home tailored to their own style and taste. Having been lovingly owned by the same family for over 35 years, the property enjoys a prominent position within the sought-after village of Steeton and is ideally located close to local amenities and excellent commuting links.

Upon entering the property, you are welcomed by a spacious entrance hall featuring an open staircase leading to the first floor. To the front of the home is a cosy yet bright sitting room, complete with a large picture window overlooking the front garden and allowing plenty of natural light to flow through the space.

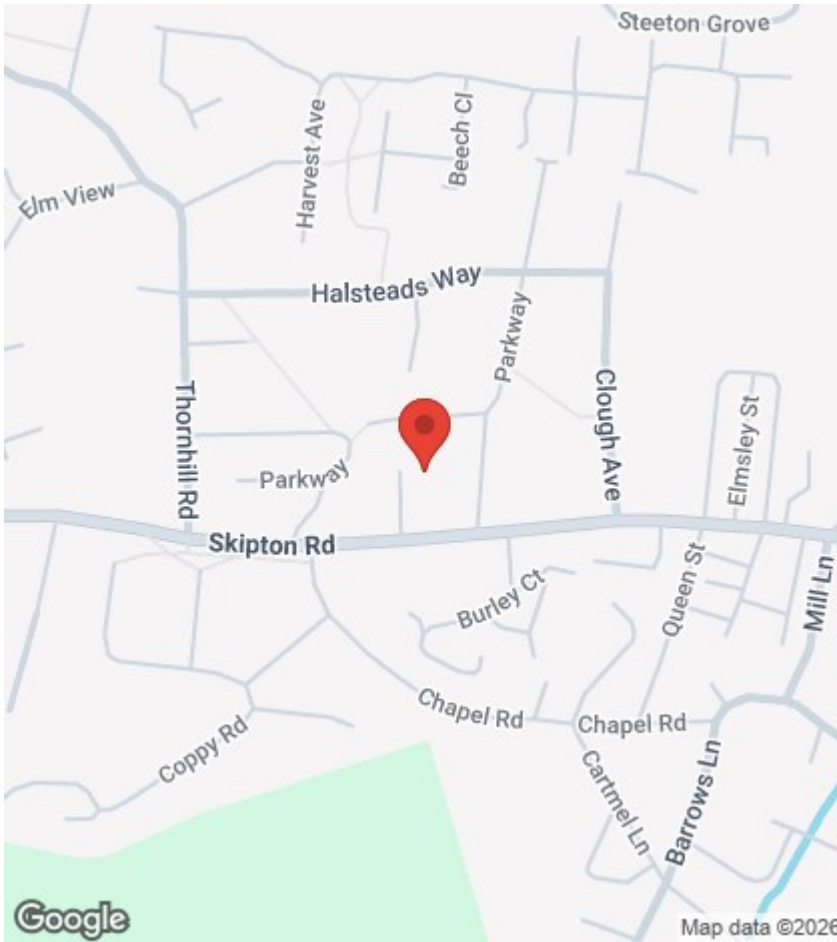
To the rear, the generous dining kitchen provides a well-planned layout with ample room for both cooking and dining, making it ideal for family living and entertaining. The kitchen also benefits from direct access to the rear garden, while a useful walk-in pantry offers additional storage space.

The first floor features a spacious landing with loft access, three well-proportioned bedrooms, and a modern shower room.

Outside, the property is complemented by generous gardens to both the front and rear, offering excellent outdoor space with great potential for landscaping, relaxation, or family enjoyment.

Steeton is a charming residential village offering a wonderful balance of countryside living and convenience. The village benefits from excellent transport and commuting connections, a welcoming village pub, a popular hotel with bar and restaurant, a village shop and convenience store, as well as a highly regarded primary school.

For buyers seeking an affordable home with fantastic potential to modernise and make their own, this delightful property could be the perfect opportunity.



## Viewings

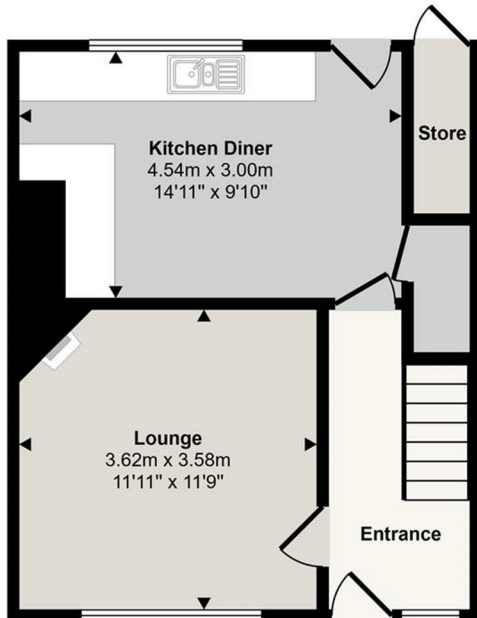
Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

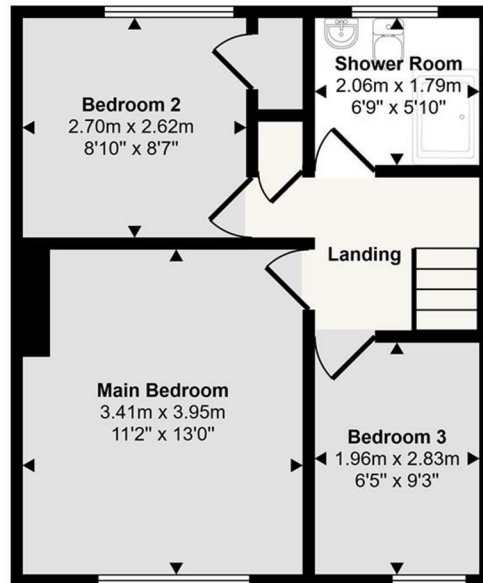
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
75 sq m / 805 sq ft



Ground Floor  
Approx 37 sq m / 401 sq ft



First Floor  
Approx 38 sq m / 404 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.