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ESTATE AGENTS · VALUERS · LETTING AGENTS

AN EXTENDED DETACHED PERIOD PROPERTY WITH 4 BEDROOMS FULL OF CHARACTER INCLUDING A DOUBLE GARAGE, A WORKSHOP AND BEAUTIFUL GARDENS SITUATED IN A HIGHLY REGARDED RESIDENTIAL AREA



**THE LAURELS
28 STATION ROAD
STEETON**

Boasting an impressive footprint in the region of 2500 sq ft of highly individual & characterful accommodation, this extended 4 Bedroomed detached family home enjoys a lovely blend of modern fixtures & fittings and period features; externally including stunning gardens, a detached Double Garage, a further Workshop and excellent parking.

The property has been well cared for & maintained and notable recent improvements include a large Sun Room with bi-fold doors and a luxury 4-piece family Bathroom; also comprising a generous Dining Kitchen with central island, Sitting Room, grand Reception Hall with solid fuel stove, 2 En-Suites and a Home Office.

PRICE: £650,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The Laurels is pleasantly tucked away in an almost hidden part of the village but also **within short walking distance of Airedale General Hospital and Steeton & Silsden train station**, providing excellent links on the Airedale Line to Skipton, Keighley & Leeds. **A choice of excellent schools, shops and services are also nearby.**

TO THE GROUND FLOOR

HALLWAY: with access to pantry and door to:

RECEPTION HALL: 15'5" x 12'6" with coved ceiling, recessed solid fuel stove with stone hearth & mantel and open staircase to the first floor.

LIVING & DINING KITCHEN: 20'11" x 14'3" with range of wall and base units with granite worktops over, gas Aga, AEG electric oven, large central island with contrasting granite worktop & Neff induction hob with ceiling mounted extractor, recessed 1½ bowl sink unit, breakfast bar seating, tiled floor and **DINING AREA** with views over the garden and opening to:



SUNROOM: 26'11" x 10'5" with matching tiled floor, underfloor heating, 4 large Velux windows, large side windows with bespoke shutters and bi-fold doors 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.



SITTING ROOM: 21'1" x 14'11" (max) with coved ceiling, gas flame fire with red brick surround and original art deco part glazed doors.



CLOAKROOM: 8'0" x 7'1" (combined) comprising separate wash room with original art deco sink and Vitrolite wall tiles, separate matching w.c and tiling.

UTILITY: 10'3" x 7'8" with original English Rose unit with stainless steel top & sink, washer & dryer plumbing, Worcester boiler, large pressurised hot water cylinder and vinyl floor.

PANTRY: 9'6" x 4'4" plus further storage cupboard under the stairs.

TO THE FIRST FLOOR

Split level **LANDING** with roof void access and useful store cupboard.

PRINCIPAL BEDROOM: 21'2" x 15'1" with windows to 2 sides, 4 wall light points and extensive range of floor to ceiling wardrobes.

EN-SUITE: 7'11" x 6'4" comprising walk-in shower with glazed screen, low suite w.c, wash hand basin, tiled floor, underfloor heating, part tiled walls, chrome ladder radiator and useful store cupboard.



BEDROOM 2: 14'3" x 14'2" with fitted wardrobe cupboard and views to the hills.

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BEDROOM 3: 17'11" x 11'7" (inclusive of en-suite) with similar views.

EN-SUITE: 6'9" x 4'0" comprising shower enclosure, low suite w.c with concealed cistern, wash hand basin, vinyl floor, extractor fan and electric towel rail.



BEDROOM 4: 13'5" x 7'1".

STUDY: 9'5" x 5'7" (max) with potential to be a home office or possible laundry room with original ceramic sink unit, 2 windows and store cupboard.

LUXURY BATHROOM: 10'10" x 10'0" comprising freestanding bath, wet room shower area with rainfall head, low suite w.c, large wash hand basin, tiled floor & walls, feature chrome towel rail and underfloor heating.



TO THE OUTSIDE

There is a large block paved front driveway providing parking for several cars and a caravan / motorhome giving access to a **DOUBLE DETACHED GARAGE:** 17'9" x 17'6" with electric door, mezzanine storage area, power & light and side pedestrian door. There is also a **WORKSHOP / GARAGE:** 21'0" x 12'0" with electric door, inspection pit, power and light.

The gardens on the west side are more formal and consist of well stocked borders and established planting & trees with manicured lawns.

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Beautifully maintained wrap around gardens are a standout feature, briefly comprising an extensive range of vegetable planters, small lawn, greenhouse and a large flagged patio (ideal for entertaining with access from the sun room). There is also a store room and a w.c.



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

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 6RY

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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