



Halsteads Way, Steeton
£189,950



35 Halsteads Way

Steeton

BD20 6SN



A SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW SITUATED ON A GENEROUS CORNER PLOT WITH DRIVEWAY PARKING, SINGLE GARAGE AND STUNNING VIEWS TO THE REAR. ***NO FORWARD CHAIN***

This semi-detached bungalow is wonderfully presented and offers a lovely setting in a fabulous location of Steeton. The views to the rear are superb looking over to the Moorside and over the rooftops. The property offers well appointed kitchen and bathroom with a good sized sitting room and two bedrooms to the rear.

Steeton is a lovely little village situated south of Silsden in the Aire Valley. Steeton village offers a small range of local shops, public houses, schools and churches. The village benefits greatly from a regular local train service to Leeds, Bradford, Skipton and Keighley as well as having good road links to many major routes. Beyond Steeton other services can also be found in the neighbouring town of Silsden which is only a few minutes away by car.



A wonderful opportunity to acquire this semi-detached bungalow with a large corner plot and the wonderful garden space that wraps around the property. The property benefits from gas fired central heating and double glazing throughout and is briefly describe below using approximate room sizes:-

GROUND FLOOR

ENTRANCE HALL The hallway leads to the kitchen, sitting room, bathroom and bedrooms. Offering light and airy space with a large built in storage cupboard for boots and coats. Access into the loft. Radiator.

KITCHEN 9' 00" x 9' 00" (2.74m x 2.74m) A well presented kitchen with fitted wall and base units. Space for washing machine, fridge freezer and integrated oven and extractor hood. Stainless steel sink drainer. Double glazed window to the front and side. The gas fired boiler is located in the kitchen. Part tiled walls.

SITTING ROOM 17' 03" x 10' 10" (5.26m x 3.3m) A spacious sitting room with a large double glazed window to the front allowing for the light and greenery from the front to be admired. A gas fire with tiled surround. Radiator.

BATHROOM 6' 01" x 5' 05" (1.85m x 1.65m) A fitted three piece white suite comprising:- Low level WC, hand basin and panelled bath with shower over. Double glazed frosted window to the side. Part tiled walls. Radiator.

BEDROOM ONE 11' 10" x 10' 10" (3.61m x 3.3m) A spacious double bedroom with stunning far reaching views with the lovely aspect overlooking the rear lawned garden. Offering space for a double bed and further space for wardrobes. Radiator.

BEDROOM TWO 9' 00" x 7' 11" (2.74m x 2.41m) A spacious bedroom or an ideal home office sharing the views that bedroom one has to offer. Double glazed window to the rear. Radiator.

OUTSIDE The outside is a beautiful space to be, allowing the sun to be trapped and followed around the garden. To the front is a hedged surround garden with sleeper flower beds and the driveway parking for multiple cars. To the side is an ample amount of space that has a hedged and stone wall surround, which provides private seating areas on either the lawn or gravelled area. To the rear is a beautiful lawned garden with the stone wall and hedged borders which is the ideal area to take in the summer sun. Due to its substantial sized plot the garden would offer an excellent space for an extension off the property, without losing any garden (subject to planning).

GARAGE 17' 03" x 8' 00" (5.26m x 2.44m) A single detached garage with power and light. Side hinged double opening doors providing easy access into the garage. The garage is excellent for a home workshop or for the extra storage space.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

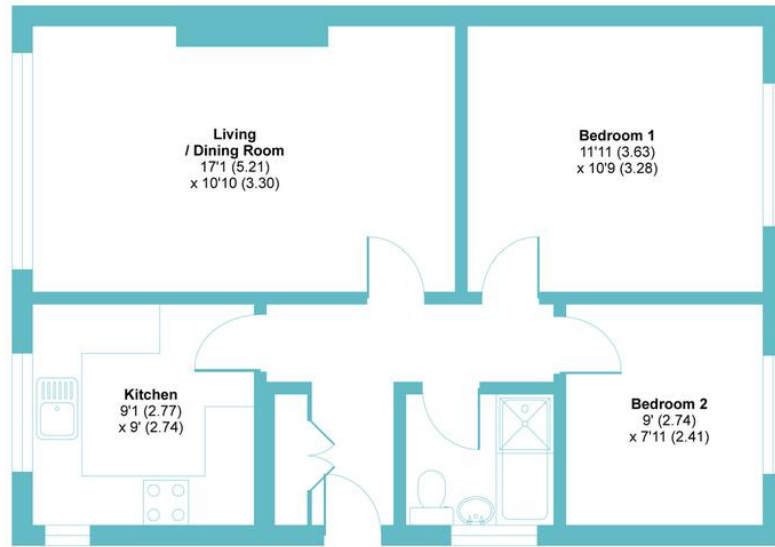
DIRECTIONS From Skipton proceed towards Keighley on the B6265. At the Silsden roundabout take the second exit, signposted to Steeton. Continue up Station Road to the traffic lights and turn right onto Skipton Road, proceed for approximately half a mile and take the right turning onto Thornhill Road. Proceed down Thornhill Road and take the third right onto Halsteads Way, the property is located down the road on the left handside.



Halsteads Way, Steeton, Keighley, BD20

Approximate Area = 603 sq ft / 56 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 731094

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Dale
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.