



**Westy Bank Croft, Steeton**  
£399,950





# 4 Westy Bank Croft

## Steeton

### BD20 6QN

\*\*\*NO FORWARD CHAIN\*\*\* A FABULOUS OPPORTUNITY TO ACQUIRE A LITTLE PIECE RURAL HEAVEN. A FOUR BEDROOM SEMI DETACHED BARN CONVERSION WITH PARKING, PRIVATE GARDENS AND OVER 3 ACRES OF LAND.

Westy Croft is a delightful hamlet with just seven properties all enjoying stunning views. No.4 is on a good sized plot with adjacent land to the gardens. Full of quirky features and now in need of some modernisation the property benefits from large family kitchen and sitting room, four generous bedrooms, one with en-suite and a family bathroom. The gardens are private and secure and the views simply stunning.

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.

4 Westy Bank Croft is packed with charm and character and has so much potential. The property benefits from oil fired central heating and double glazed throughout. This property is classed as Leasehold and also Freehold. Described in brief below with approximate room sizes:-

#### GROUND FLOOR

**ENTRANCE HALL** A large welcoming entrance hall with it's very own log burning stove. With a tiled floor and exposed stone work and beams. With windows to the sides of the front door making it a lovely and light space.



**UTILITY ROOM** A really useful and versatile space with space and plumbing for a washing machine and dryer. Tiled flooring.

**WC** With low level WC and hand basin. Laminate wood flooring and a radiator.

**SITTING ROOM** 17' 8" x 11' 4" (5.38m x 3.45m) A light and spacious sitting room with three picture windows to take in the breath taking views, with deep stone slab window sills. A stone fireplace and hearth with a Mont Rose stove and a radiator.

**KITCHEN/DINER** 17' 7" x 11' 11" (5.36m x 3.63m) A large kitchen diner with high vaulted ceilings and exposed beams. Lovely and light again with three big windows again showcasing the wonderful views and two high ceiling windows. Ample wall and base units in a wood effect with complimentary work tops. A large display unit with further wall units and a basket storage area. With space for dishwasher, integrated appliances consisting of Diplomat electric oven and hob with extractor hood. Stainless steel single sink with mixer tap and drainer. The views from this room are incredible and can be enjoyed from the garden to the rear accessed from the kitchen.

**FIRST FLOOR LANDING** Radiator.

**BEDROOM TWO** 8' 4" x 8' 2" (2.54m x 2.49m) Situated to the front of the property with fantastic views. Window with stone slate sill, radiator and walk in cupboard.

**BEDROOM FOUR & STUDY** 11' 3" x 8' 9" (3.43m x 2.67m) Situated to the rear of the property and with a window to the side again with stunning views. This room is perfect as a teenager room as it benefits from a mezzanine higher level which would make a great study or teenage space along with the bedroom. Large velux and exposed beams.

**BATHROOM** A four piece suite comprising of a panelled bath with shower over, low level WC, bidet and hand basin. Tiled flooring and part tiled floors. Wall mounted towel rail and frosted window.

#### **HALF LANDING**

**MASTER BEDROOM** 12' 9" x 12' (3.89m x 3.66m) A really light and spacious master with three windows and views across every vista. Exposed beams and a radiator.

**EN SUITE** A three piece suite comprising walk in shower, vanity unit hand basin and low level W.C. Tiled walls and floor, heated towel rail and a frosted window.

#### **SECOND FLOOR**

**BEDROOM FOUR** 17' 1" x 11' 4" (5.21m x 3.45m) A fabulously quirky room super stunning views for miles and wonderful exposed beams and trusses. Radiator.

**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.

**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.

**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.

**COUNCIL TAX** This property is in Council Tax Band F. For further details please visit the Craven District Council website.

**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** Entering Steeton from the A629 on to Station Road. At the traffic lights turn right on to Skipton Road and then first left after passing the pelican crossing onto Mill Lane. At the 'T' junction turn right onto High Street, continue up the hill and follow this road. Westy Bank Croft hamlet can be found on the left hand side identified by our For Sale board.



# Westy Bank Croft, Steeton, Keighley, BD20

Approximate Area = 1478 sq ft / 137 sq m

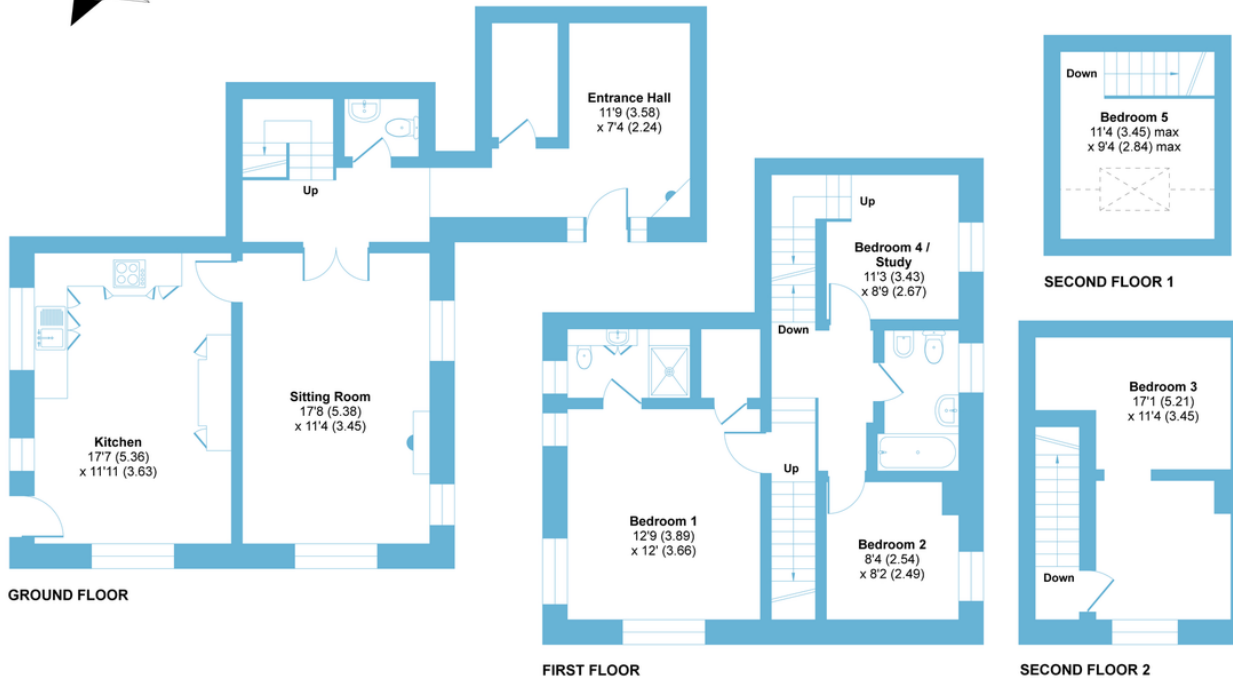
Limited Use Area(s) = 28 sq ft / 3 sq m

Total = 1506 sq ft / 140 sq m

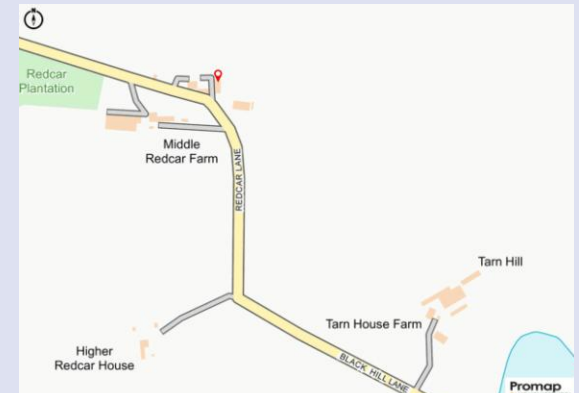
For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 729716

**Dale Eddison**

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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.