



Steeton Hall Gardens, Steeton

£475,000



9 Steeton Hall Gardens

Steeton
BD20 6SW

A SUBSTANTIAL AND SPACIOUS EXECUTIVE DETACHED FAMILY HOME, ENJOYING FOUR DOUBLE BEDROOMS AND AMPLE LIVING SPACE, IN A PRIVATE CUL-DE-SAC OFFERING PEACEFUL AND PRIVATE LIVING.

This is a property designed for today's modern families with two reception rooms, a conservatory and a generous sized home office. Four double bedrooms, house bathroom and en-suite really do make this spacious house too good to miss! A private and south facing garden with a double garage and parking. Close to all local amenities and public transport links.



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 and bus 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.

No.9 is a fabulous family or executive couples home with gas central heating, oak style UPVC sealed unit double glazing and is described in brief below using approximate room sizes:-

GROUND FLOOR
OPEN STONE PORCH With outside light

ENTRANCE HALL Welcoming you into this lovely property with a UPVC oak style front entrance door into a spacious entrance hall fitted with coving and a ceiling rose. A radiator and staircase to the first floor with spindle balustrade.

WC A two piece suite in Champagne with a hand basin and low level W.C. Part tiled walls, radiator, window to the side and wood effect laminate flooring.

HOME OFFICE 11' 3" x 10' 1" (3.43m x 3.07m) A generous sized and light home office with dual aspect windows to the front and side, coving and ceiling rose and radiator.



SITTING ROOM 17' 1" x 13' 5" (5.21m x 4.09m) Enjoying a picture bay window to the front of the property. Contemporary fireplace surround with feature tiled inset and hearth, radiator, coving and ceiling rose.

DINING ROOM 11' 5" x 9' 8" (3.48m x 2.95m) Leading on from the kitchen is the dining room with patio doors to the conservatory. Radiator, coving and ceiling rose.

CONSERVATORY Double glazed windows and door to the garden making this a lovely space to sit and enjoy the beautiful church views. Mosaic tiled floor and a radiator.

KITCHEN 12' 8" x 9' 3" (3.86m x 2.82m) A well equipped family kitchen with oak fronted wall and base units, built in AEG gas oven, hob and extractor hood. A 1.5 bowl sink unit, built in integrated AEG dishwasher, microwave and fridge freezer. Part tiled walls and vinyl cushioned flooring and window to the rear overlooking St. Stephens church and the garden areas. Radiator and door to the utility.

UTILITY ROOM A really useful space with base and sink units, space for a washing machine and cupboard housing the water cylinder. Fitted shelves, vinyl flooring and door leading to the private garden.

FIRST FLOOR

LANDING With access to the roof space

MASTER BEDROOM 15' x 13' 4" (4.57m x 4.06m) max Another large picture window to enjoy the views, fitted wardrobes with dressing table and a radiator.

EN SUITE SHOWER ROOM A really generous sized shower room with a three piece suite in white consisting of a vanity unit hand basin, low level W.C and walk in shower cubicle. Full tiled walls and wood effect laminate flooring with a window to the front. Heated towel rail and shaver point.

BEDROOM TWO 12' 6" x 10' 8" (3.81m x 3.25m) Max Window to the front of the property and a radiator. Fitted wardrobes including dressing mirrors.

BEDROOM THREE 11' 5" x 9' 6" (3.48m x 2.9m) Another good sized double bedroom currently used with twin beds with a window overlooking the lovely church views. Radiator

BEDROOM FOUR 11' 2" x 10' 4" (3.4m x 3.15m) A generous double bedroom with a window to the rear and a radiator.

FAMILY BATHROOM A large family four piece bathroom with corner spa bath with shower mixer tap, W.C, bidet and hand basin semi recessed into the tiled work surface. Full wall tiling and window to the rear. Radiator and vinyl flooring.

OUTSIDE To the front of the property is a lawned area with paved pathways and flower beds. To the rear is a south facing private garden with paved seating area, a

long lawned area, and planted borders. The garden has lovely views of the Church and is enclosed by delightful stone wall. Access to the garage also.

There is off road parking for several vehicles to the front of the property.

DOUBLE GARAGE A large double adjoining garage with access from the garden and utility with up and over door, light and power and a cold water supply. Logic boiler.

OUTSIDE LIGHTING

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.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £374.50.

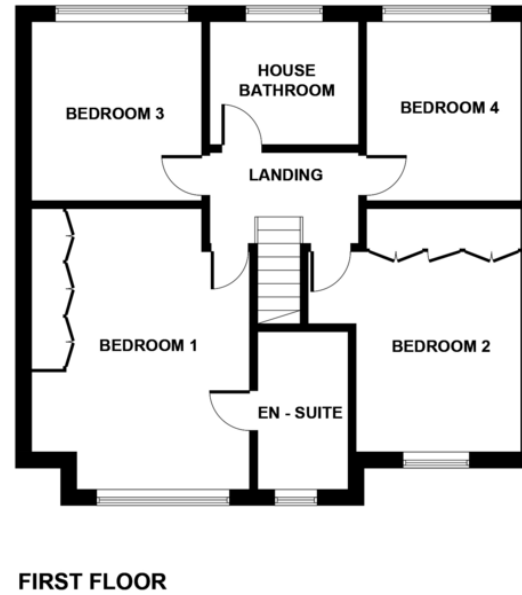
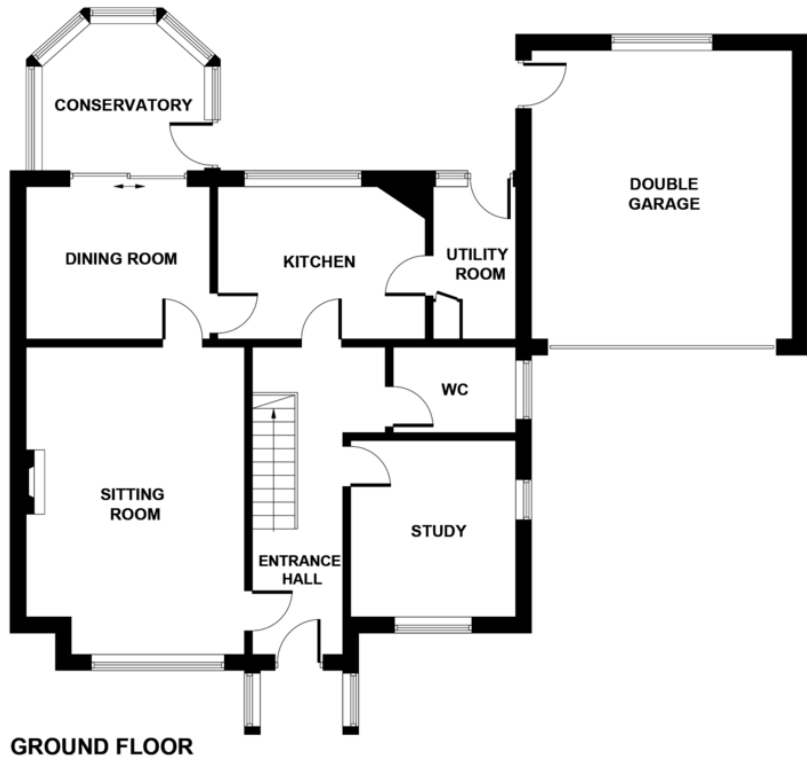
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band G. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 437866

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 onto Station Road. Take the fourth right hand turn onto Steeton Hall Gardens. The property can be found on the left hand side identified by our For Sale board.





9 STEETON HALL GARDENS

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 728066)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.