



## The Shroggs, Steeton, BD20 6TG

Asking Price £229,950

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE WITH POWER & LIGHT
- OPEN PLAN LAYOUT
- HIGHLY DESIRABLE LOCATION
- DELIGHTFUL SEMI-DETACHED HOUSE
- ATTRACTIVE LANDSCAPED GARDENS
- PRIVATE PARKING SPACE
- QUALITY FIXTURES & FITTINGS THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS

# The Shroggs, Steeton, BD20 6TG

This delightful two-bedroom semi-detached house comes with no upper chain, is surrounded by attractive landscaped gardens, private parking and is finished to a high standard. Early viewing is highly recommended!



Council Tax Band: C



## PROPERTY DETAILS

A charming stone-built home in a peaceful, sought-after setting — offered with no upper chain.

Tucked away within an exclusive and beautifully maintained development, this delightful two-bedroom semi-detached house combines character, comfort and convenience. Surrounded by attractive landscaped gardens, the property offers spacious, well-designed accommodation finished to a high standard, with tasteful décor, quality fixtures and fittings, gas central heating and sealed unit double glazing throughout.

Step inside through the welcoming entrance porch into a bright and inviting sitting room, featuring an elegant Adams-style fireplace with marble surround and living flame gas fire — the perfect place to relax and unwind. The open-plan layout flows effortlessly into a generous dining area, where French doors open on to the rear garden, framing lovely views of the hills beyond and filling the space with natural light.

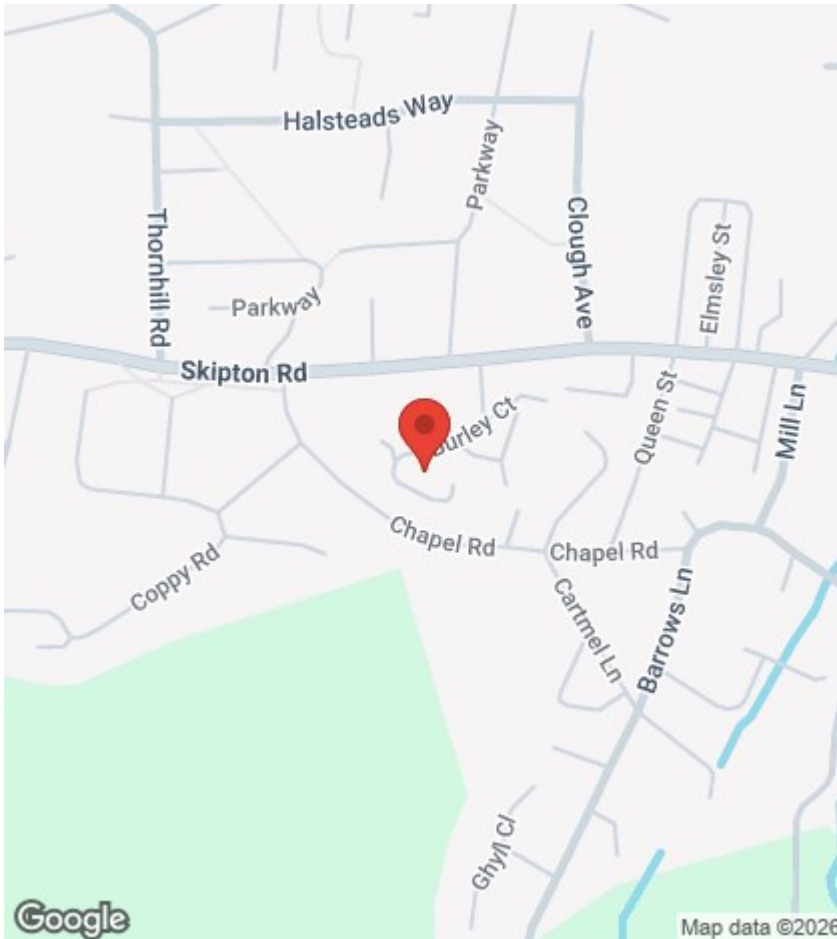
The modern kitchen is superbly appointed with a stylish range of white laminate units, complementary granite-effect work surfaces, tiled splashbacks and integrated appliances including an electric oven, four-ring gas hob and concealed extractor. There is also plumbing for a washing machine, a wall-mounted Worcester combination boiler and spotlights completing the contemporary feel.

Upstairs, the first-floor landing leads to two beautifully presented double bedrooms. The master bedroom benefits from a large built-in wardrobe, while the second bedroom enjoys wonderful views towards the surrounding hills. The modern bathroom is fitted with a white three-piece suite comprising a panelled bath with thermostatic shower and glass screen, pedestal washbasin and low-level WC — all complemented by chrome fittings, a tile-effect floor and recessed ceiling spotlights.

Outside, the property continues to impress. To the front, an open-plan garden with lawn and mature borders creates a welcoming first impression. To the rear, the attractive enclosed garden offers a peaceful retreat, with a patio area perfect for outdoor dining, a neat lawn, pebbled seating area and mature planting providing colour and privacy. There is shared access to a driveway leading to a single garage with power and light, plus a private parking space to the side.

The Shroggs enjoys a highly desirable position in the heart of Steeton, tucked away from main road traffic yet within easy reach of excellent local amenities. The village offers a Co-op, a well-regarded primary school and two friendly local pubs. Ideal for commuters, Steeton's train station is just a short stroll away, providing direct links to Skipton, Ilkley and Leeds, while regular bus services make travelling around the area effortless.

This charming home offers the perfect blend of village tranquillity and modern convenience — ideal for first-time buyers, downsizers, or professionals alike. Early viewing is highly recommended to fully appreciate its style, comfort and delightful setting.



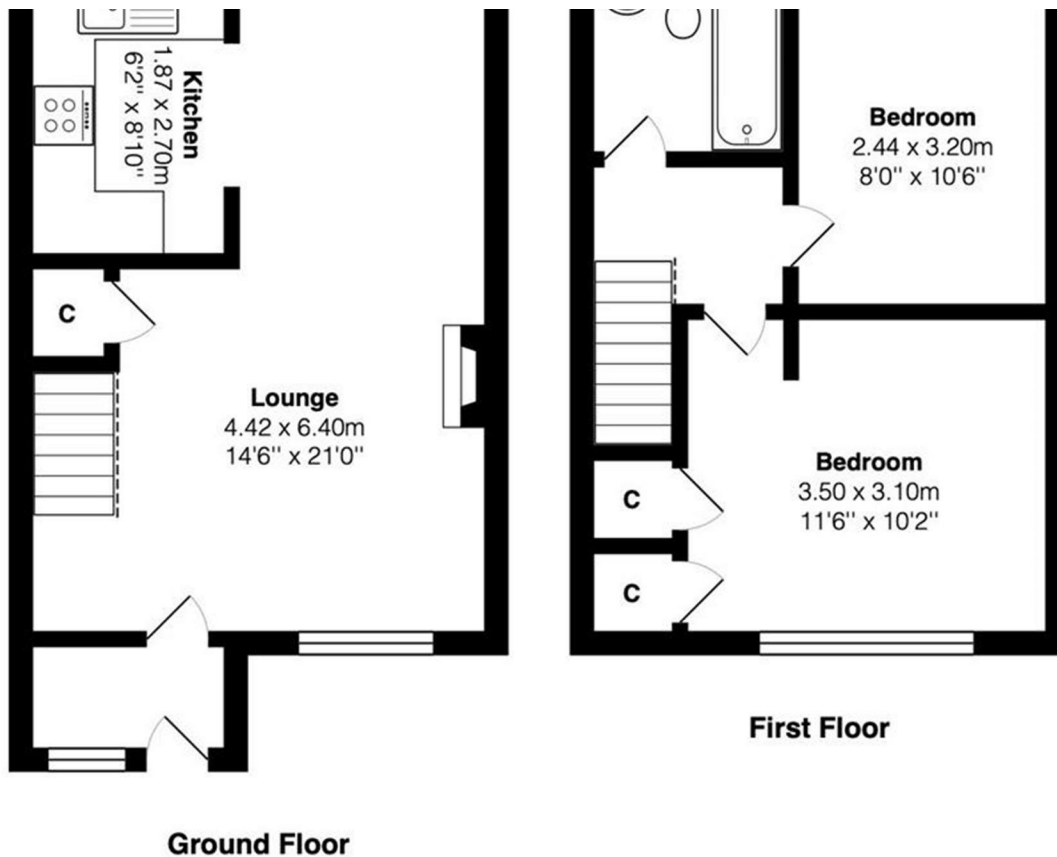
## Viewings

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	



Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>