



Station View, Steeton, BD20 6RN

Asking Price £154,950

- END TERRACE COTTAGE
- DELIGHTFUL OUTDOOR SEATING AREA
- DESIRABLE LOCATION
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- OFF-ROAD PARKING
- TASTEFULLY UPGRADED
- IDEAL FOR FIRST TIME BUYERS

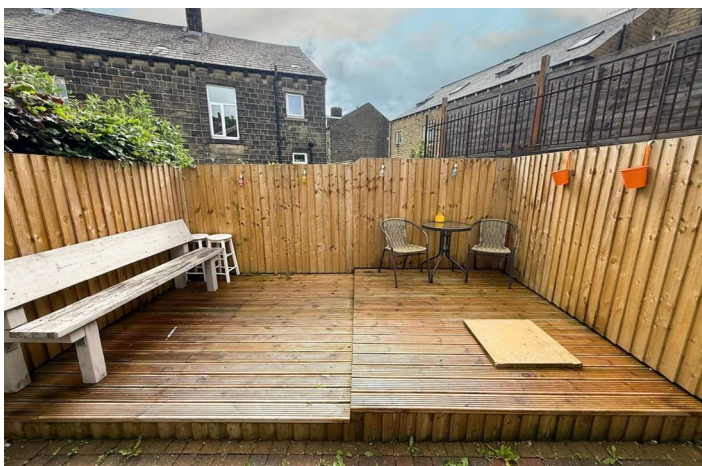


# Station View, Steeton, BD20 6RN

Nestled at the end of a peaceful row of TRADITIONAL STONE BUILT COTTAGES lies this beautifully EXTENDED TWO-BEDROOM HOME, offering rare benefits such as OFF-ROAD PARKING and a DELIGHTFUL OUTDOOR SEATING AREA - an uncommon find for properties of this kind.



Council Tax Band: A



## PROPERTY DETAILS

Nestled at the end of a peaceful row of traditional stone-built cottages lies this beautifully extended two-bedroom home, offering rare benefits such as off-road parking and a delightful outdoor seating area—an uncommon find for properties of this kind.

The current owners have tastefully updated the interior, seamlessly blending the home's traditional charm with a fresh, contemporary finish. Step through the front door into the inviting sitting room, where character features like exposed ceiling beams, a striking recessed fireplace with a rustic timber beam above and a multi-fuel stove create a warm, welcoming ambiance. A large picture window floods the space with natural light, enhancing the sense of openness.

An inner hallway offers a practical utility area, while the stylish breakfast kitchen is fitted with modern cabinetry, integrated appliances and attractive flooring. Dual front-facing windows bring in plenty of daylight, making it a bright and sociable space for everyday living.

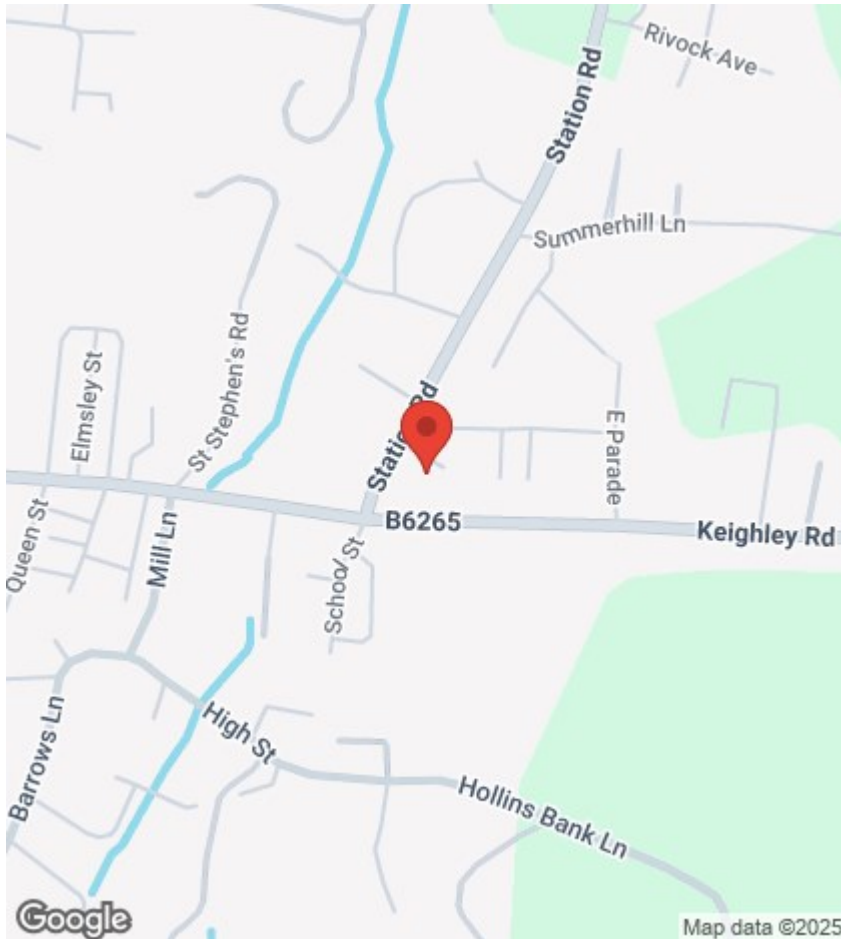
Upstairs, a generous landing leads to two comfortable double bedrooms, both thoughtfully presented and full of natural light. The modern bathroom is fitted with a sleek three-piece suite, offering a tranquil retreat at the end of the day.

Outside, a gated driveway provides convenient off-road parking, while a raised decked area offers the perfect spot for outdoor dining or relaxing with a coffee on sunny days.

Station View is a quaint, tucked-away lane of traditional cottages, ideally positioned to enjoy the best of village life. Just a short stroll in one direction brings you to the local shop, friendly pub, well-regarded primary school and a regular bus service. Head the other way and you'll find Steeton Hall Hotel, offering food and drink, along with the nearby train station—ideal for commuters traveling to larger business hubs.

This lovingly maintained home is ready to move into and would appeal to a wide range of buyers, from first-time homeowners to downsizers or those seeking a charming retreat with excellent local connections.

Early viewing is highly recommended—come and see for yourself!



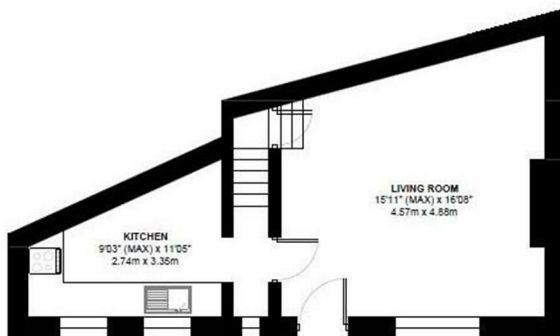
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area - 58.3m<sup>2</sup> / 627.2ft<sup>2</sup>

All measurements are approximate and for display purposes only.

