



27 STONE GROVE, STEETON, BD20 6TQ

£187,500

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS



# 3 Bedroom House - Terraced located in Steeton

An ideal home for first time buyers and young families, this three bedroom property is located opposite Steeton Park and is a short walk to the primary school and train station. The property has good-sized front & rear gardens.

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. Located close to the train station with regular services into Skipton allowing for a close proximity for the centre of the town.

With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

## Ground Floor

### Entrance Hall

Accessed through UPVC front door with laminate flooring and understairs cupboard.

### Sitting Room

14'8 x 11'3

Gas living flame fire set on a granite hearth and timber mantel. Laminate flooring and radiator.

### Dining Room

8'10 x 8'9

Radiator. Open to;

### Kitchen

11'10 x 8'9

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Electric double oven, gas hob, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer and extractor. Laminate flooring and radiator.

### Utility Room/Store

16'1 x 5'10

Base unit with stainless steel sink unit, laminate worktop and plumbing for washing machine.

## First Floor

### Landing

### Bedroom One

13'9 x 8'11

Double room with built-in storage and radiator.

### Bedroom Two

11'8 x 9'10

Double room with built-in storage and radiator.

### Bedroom Three

12'11 x 8'2

Built-in store above the bulk head and radiator.

### Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Heated towel rail, partly tiled walls and extractor fan.

## Outside

The front of the property is a lawn with pathway leading to the front door.

To the rear of the property there is a paved seating area and fully enclosed lawn. Fantastic long distance views.

## Council Tax & Tenure

Council Tax Band: B

Tenure: Freehold

## Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers





arrange for a qualified person to check the relevant installations before entering into any commitment

#### Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

#### Agents Note & Disclaimer

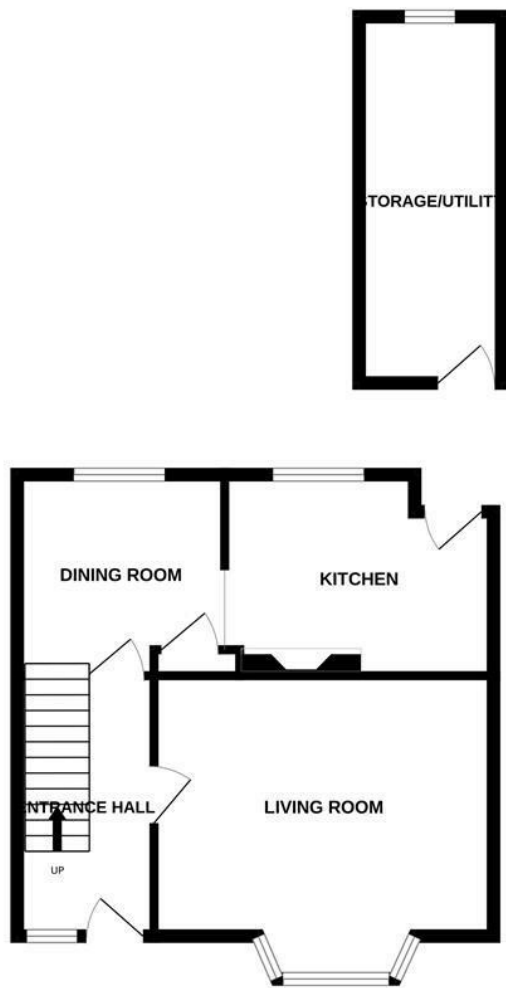
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Viewings

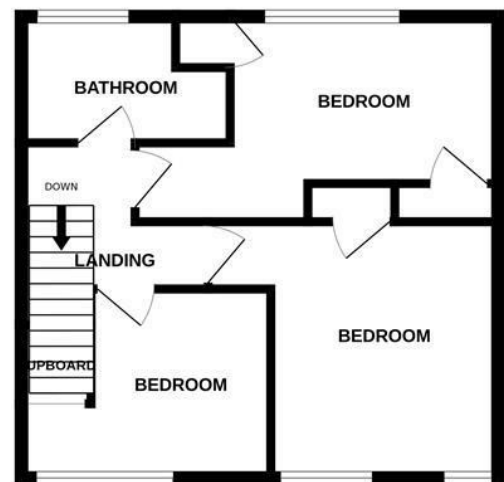
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

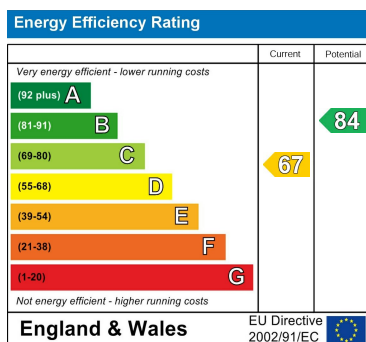


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**B**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.