





20 STONE GROVE, STEETON, KEIGHLEY, BD20 6TQ

Offers Over

£190,000

CARLING JONES

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Nestled in the charming area of Stone Grove, Steeton, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, modern dining kitchen, three inviting bedrooms and house bathroom. Outside there are gardens to three sides and a detached garage. The location is not only peaceful but also well-connected, providing easy access to local amenities and 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 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
Entered at the side through a UPVC door.

Sitting Room
11'11 x 11'11
With laminate flooring and radiator.

Dining Kitchen
15'0 x 9'10
Range of wall and base units with laminate worktop and stainless steel sink unit. Electric oven, ceramic hob, canopied extractor fan, plumbing for washing machine and space for a dryer. Vinyl flooring.

WC
Two piece suite comprising; low suite wc and hand basin. Extractor fan. Useful understairs storage.

First Floor

Landing

Bedroom One
13'2 x 11'3
Double room with radiator.

Bedroom Two
11'3 x 8'9
Double room with radiator.

Bedroom Three
9'6 x 6'7 max
Single room with radiator.

Bathroom
Three piece suite comprising; low suite wc, hand basin with vanity unit and bath with electric shower over. Part tiled walls, chrome heated towel rail and vinyl flooring.

Outside
To the front is an easy to maintain garden and to the rear is a paved and private garden with trees and shrubs enclosed with fencing. The side of the property could be an opportunity to create parking if needed. In addition there is a detached single garage with an up and over door and a useful storage outhouse.

Council Tax & Tenure
Tenure: Freehold
Council Tax Band: B

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

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

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.

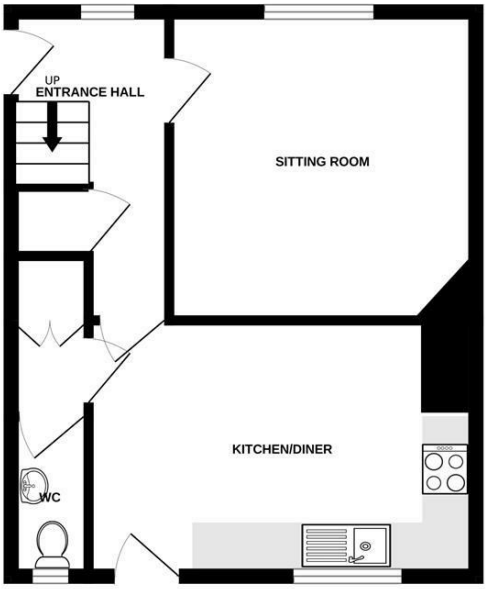
Viewings

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

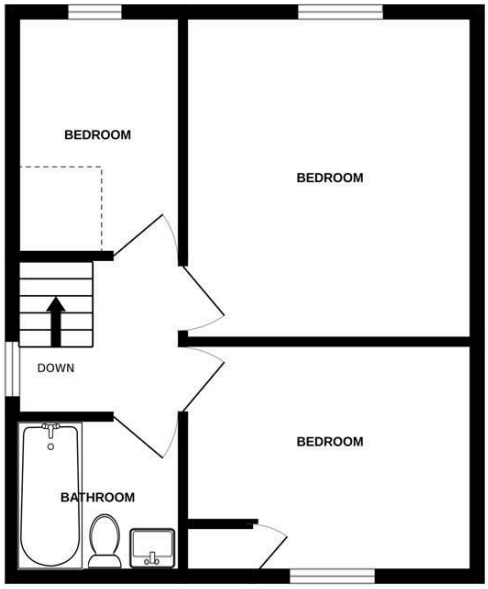




GROUND FLOOR



1ST FLOOR

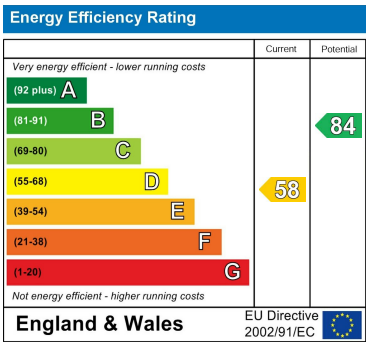


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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.

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