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40 Hawthorne Road, Steeton, BD20 6FH

An impressive and beautifully presented four bedroom detached family home, situated in a quiet yet highly convenient location within the sought after village of Steeton. This exceptional property offers spacious and well appointed accommodation throughout, complemented by off street parking, a garage and a private rear garden. Early viewing is strongly recommended to fully appreciate the quality this wonderful home has to offer.

32 Sheep Street, Skipton, BD23 1HX
Tel: 01756 701010
Email: skipton@dacres.co.uk

dacres.co.uk







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40 Hawthorne Road, Steeton, West Yorkshire, BD20 6FH

Harrogate 24 miles, Skipton 8 miles, Leeds 21 miles (all distances approximate)

Guide Price: £465,000

- Superbly presented
- Four bedrooms
- Detached family home
- Spacious accommodation throughout
- Modern kitchen and bathroom suites
- Landscaped rear garden
- Private driveway and garaging
- Popular residential location







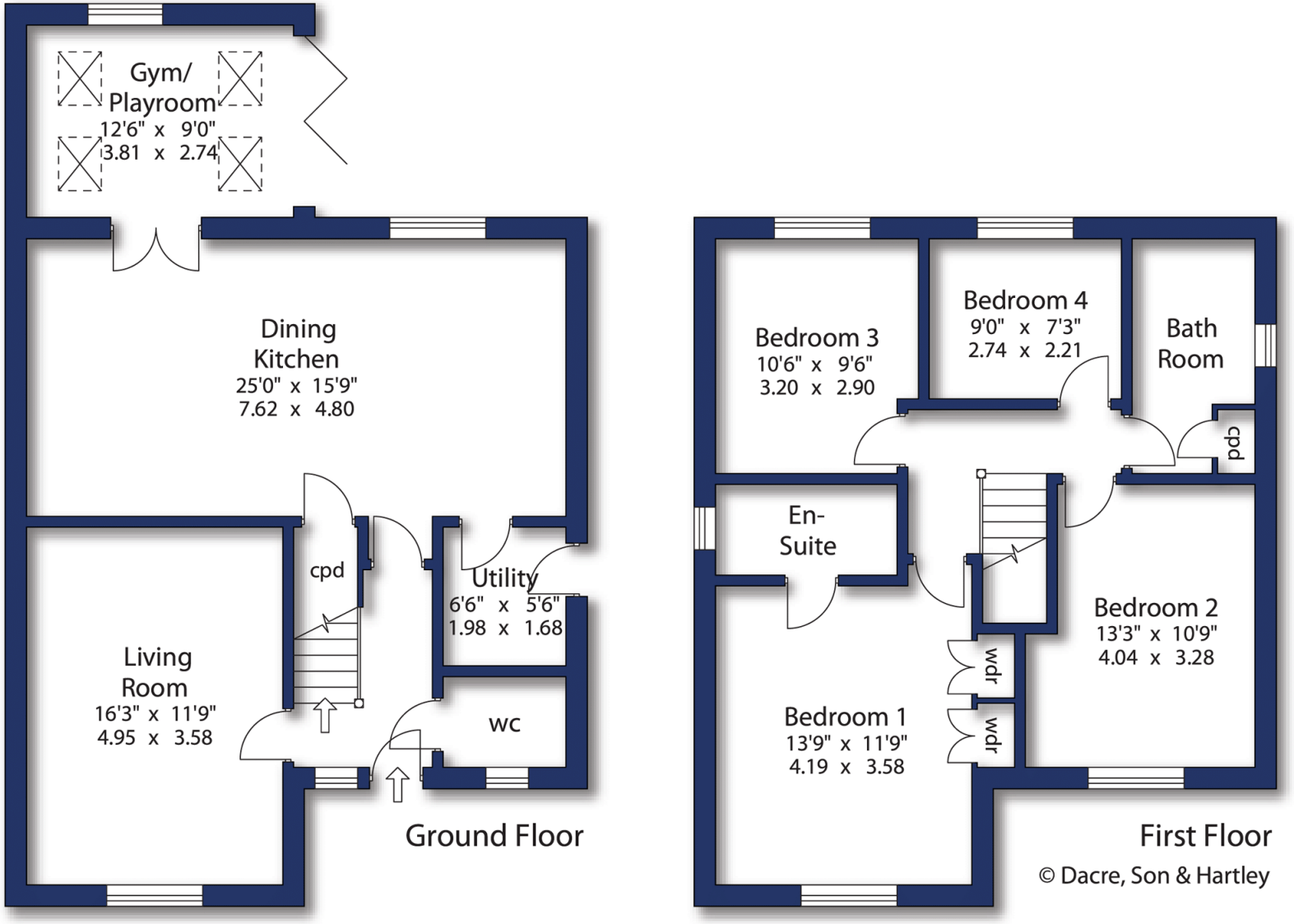
General remarks

Upon entering the property via the front elevation, you are welcomed into a spacious entrance hall featuring a staircase rising to the first floor and access to a convenient downstairs cloakroom, fitted with a low flush w.c. and pedestal wash hand basin. Positioned to the front of the property is the generously proportioned living room, enhanced by a striking media wall incorporating an electric fire and elegant vertical timber slats, creating an attractive focal point. A large front facing window floods the room with natural light, adding to its bright and inviting atmosphere. To the rear of the property is the contemporary dining kitchen, fitted with a comprehensive range of wall, base and drawer units complemented by work surfaces. Integrated appliances include a four ring gas hob with extractor hood above, double electric oven, fridge, freezer and dishwasher. A stainless steel sink and drainer is positioned beneath a window overlooking the rear garden. Leading from the kitchen is a separate utility room, offering additional storage via a base unit, a cupboard housing the gas combination boiler, a stainless steel sink and drainer, plumbing and space for a washing machine and tumble dryer, an extractor fan and access to the side elevation. Completing the ground floor accommodation is a versatile room currently utilised as a gym by the current vendors. This impressive space benefits from four Velux windows and bi folding doors that open on to the private rear garden, creating a bright and flexible area suitable for a variety of uses.

To the first floor are four generously proportioned bedrooms, including a spacious principal bedroom positioned to the front elevation. This impressive room benefits from fitted floor to ceiling wardrobes, providing excellent built in storage, and an en-suite shower room comprising a walk in shower enclosure, wash hand basin, low flush w.c., extractor fan and chrome heated towel rail. The house bathroom is appointed with a contemporary three piece white suite, comprising a panelled bath with shower over, wash hand basin, and low flush w.c. Additional features include an extractor fan, chrome heated towel rail and a fitted airing cupboard.

Externally, the property benefits from mature shrubbery and established apple trees to the front, while a driveway to the side provides off street parking and an EV charging point, leading to the garage. The current owners have thoughtfully adapted the rear section of the garage to create a practical home office, which is fully insulated and fitted with an electric wall heater. To the rear, the property boasts a private, low maintenance garden featuring artificial lawn, an Indian stone paved seating area, and a sauna, which may be available by separate negotiation.

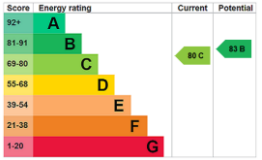
Floorplans



Mortgage Advice Bureau
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Dacres Surveys
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Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.




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Contact us

01756 701010

skipton@dacres.co.uk

Directions

From the direction of Skipton, continue along the A629 for around 2.5 miles, then take the second exit at the roundabout to continue along the A629 for around 1.5 miles. At the roundabout take the third exit on to Station Road and after half a mile, turn right on to Skipton Road. After around half a mile turn right on to Thornhill Road and turn right into Meadow Drive, continue and then turn left into Harvest Avenue, follow the road round to the right into Hawthorne Road. After a short distance the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board on the right hand side.

What3Words props.dice.cuts

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas boiler. There is underfloor heating to the whole of the ground floor, then gas central heating to the first floor
- Garage and parking are on site
- Please note that there is a right of way for the neighbouring three properties to the driveway in front of this property
- Please note that there is a service charge of approximately £142.00 for grounds maintenance of the estate due annually and reviewed annually.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SKI260044/BCH/060726/1