



37 Stepping Stones, East Morton, BD20 5UG

A stunning detached family home which boasts beautifully appointed, spacious living accommodation, outstanding landscaped private gardens and an enviable, idyllic beck side East Morton setting. This magnificent property is sure to be popular for many buyers, so an early viewing is strongly encouraged to avoid any disappointment.

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2JA

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37 Stepping Stones, East Morton, BD20 5UG

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £560,000

Key Features

- Executive style detached family home
- Boasting five double bedrooms
- Multiple reception rooms
- Stunning fittings & decor
- Gorgeous, landscaped gardens
- Idyllic beck-side location
- Private driveway & double garage

General Remarks

A stunning, detached family home which offers beautifully appointed spacious living accommodation which is planned over three floors. Boasting five double bedrooms including an en-suite master, multiple reception rooms, and fabulous landscaped colourful gardens. This wonderful home would make a superb purchase for many buying groups, who are looking for a flexible living space, desirable East Morton village setting and wonderful gardens. Viewing of this superb family home is strongly encouraged to really appreciate everything that the property has to offer.

The spacious living accommodation briefly comprises, grand entrance hallway, fabulous lounge, additional sitting/family room, formal dining room, stylish fitted kitchen, separate utility room with integral garage access, and cloakroom w/c.

Stairs to the first-floor lead to a spacious open landing area, a gorgeous master bedroom with



private en-suite and dressing room. There are two further good-sized double bedrooms along with a delightful house bathroom.

To the second floor, two further double bedrooms can be found.

Externally the property boasts a beautiful colourful garden frontage, private driveway parking and a double garage with full power and lighting.

At the rear there is a fabulous patio terrace entertaining space, with further landscaped access down to the local Beck and the woodland garden.

East Morton is a prestigious village community with traditional public house, well respected primary school, recreation ground and golf course. The neighbouring town of Bingley is approximately 2 miles distance and offers its residents an array of first-class amenities







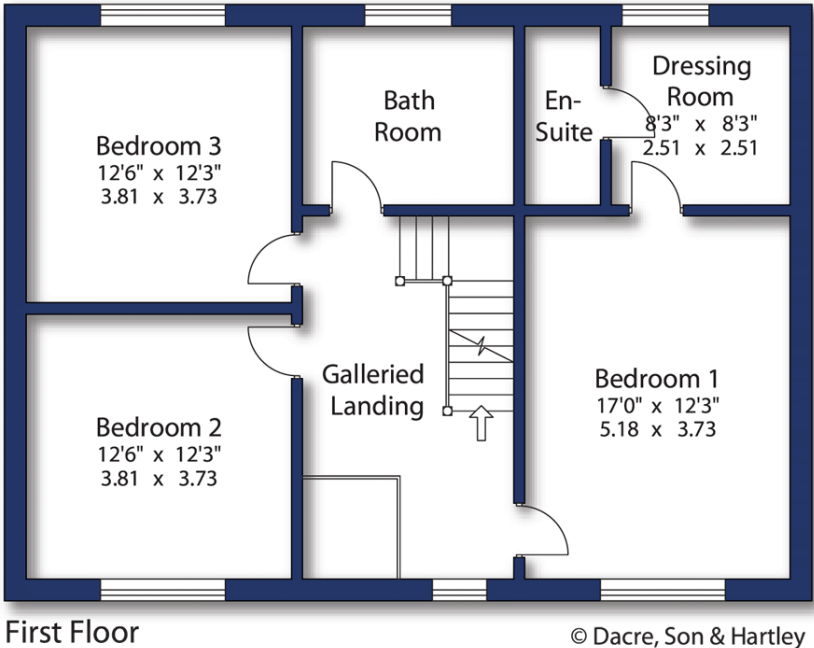
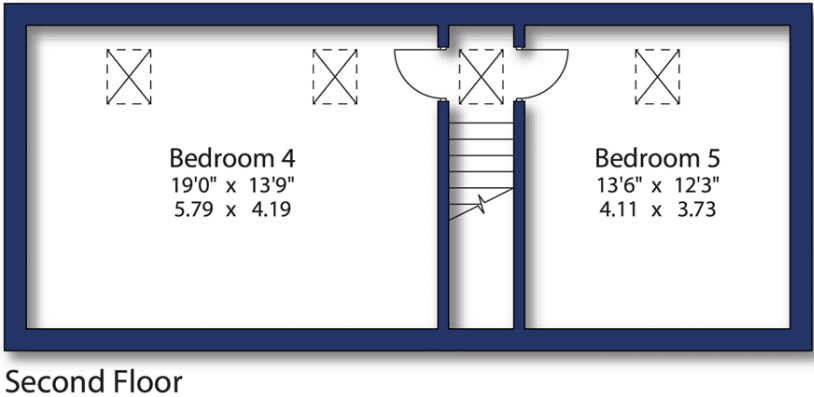
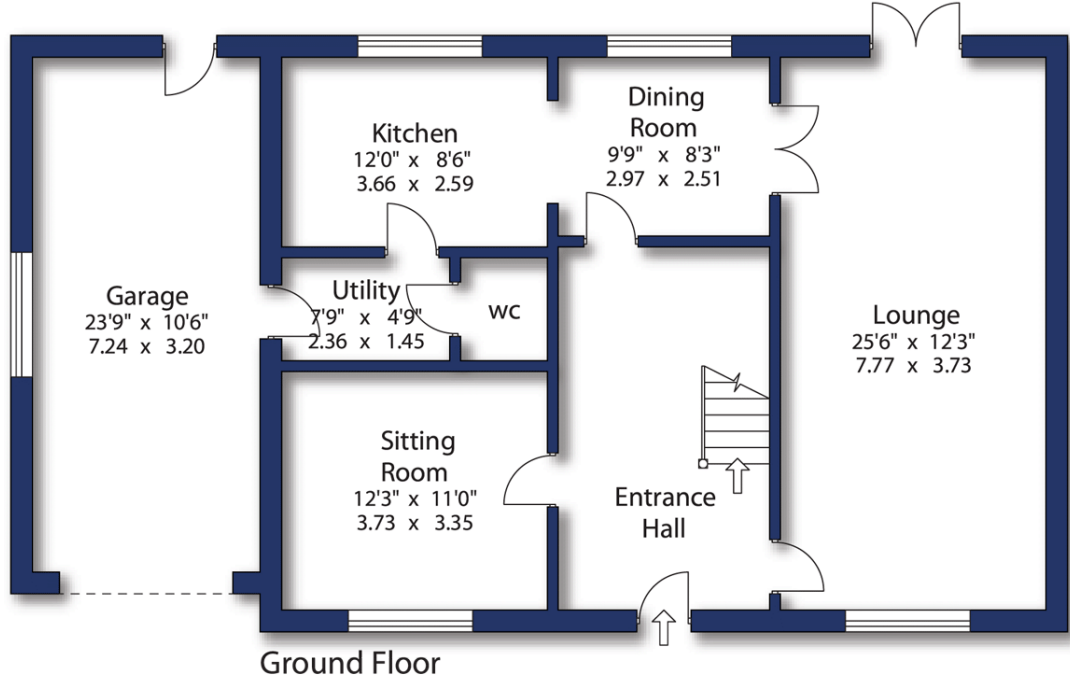






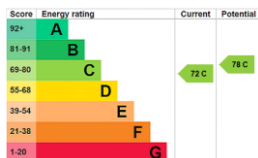


Floorplans





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bingley@dacres.co.uk

Directions

Approaching East Morton from the Bingley and Crossflatts direction at the mini roundabout turn right towards the centre. Continue past The Busfield Arms on the left hand side, continue up the hill and round the bend and down into dip taking a right hand turn onto Stepping Stones. Continue through the archway and follow the track right to the far end where the property will be easily identified.

What3Words craziest.sprays.work

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking & Double Garage

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](https://gov.uk/check-for-flooding-in-england)

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.

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