

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



10 Chapel Road, Steeton BD20 6NU
Asking Price: £215,000



+ 3



+ 1



- Good sized rear garden
- 3 bedroom family home
- Conservatory extension
- Delightful views
- Conveniently located close to Airedale Hospital and the train station

Including a generous, fully enclosed rear garden enjoying a superb south westernly aspect towards the surrounding fields and countryside beyond, this extended three bedroomed mid town-house stands in a superb elevated position commanding fine long distance views to the front whilst being presented in excellent condition throughout.



Equipped with gas central heating, UPVC sealed unit double glazing and a security alarm system this well equipped, family sized home comprises very briefly:

An entrance hall, a living room with gas fire, a conservatory extension, a dining room with doorway through to a fitted kitchen, a first floor landing leading to three well planned bedrooms all having views and a bathroom with four piece suite. A drop down ladder off the landing leads to a useful part boarded loft space offering considerable further potential. Both rear bedrooms enjoy views onto stunning open hillside, giving a peaceful, countryside feel with an uninterrupted view of nature and local wildlife — including the occasional deer sighting.

The popular Aire valley village of Steeton is ideally situated for road and rail commuters, providing easy access to all nearby business centres. The property is within walking distance of all village amenities which include briefly:

A Co-operative Food mini-supermarket, a convenience store, a primary school, a public house, two parks, a GP Surgery/Pharmacy, a football/cricket club, the nearby Airedale hospital complex and a railway station providing regular daily services into Leeds, Bradford, Skipton and Keighley.

Ideal for those searching for an affordable family sized home with excellent outdoor space, the accommodation comprises in further detail:

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GROUND FLOOR

OPEN PORCH

With leaded composite sealed unit double glazed front entrance door leading to:

ENTRANCE HALLWAY

With stairs leading off to the first floor incorporating a useful built-in cupboard underneath with latched timber door. Central heating radiator. UPVC sealed unit double glazed window. Oak door leading to the living room.

LIVING ROOM

12'11" x 11' With living coal effect gas fire set within a timber surround incorporating tiled hearth and interior. Fitted cupboards and shelving to both alcoves. Central heating radiator. Sliding UPVC sealed unit double glazed door leading through to the:

CONSERVATORY

9'1" x 7'9" with UPVC sealed unit double glazed windows to three sides together with a matching door leading out onto and over looking the attractive rear garden area. Central heating radiator. Oak effect laminate flooring.

DINING ROOM

11'6" x 8'1" (maximum) with UPVC sealed unit double glazed window to the front enjoying long distance views. Central heating radiator. Oak door leading through to the:

FITTED KITCHEN

8'10" x 8'4" well appointed with a range of fitted wall and base units incorporating contrasting granite effect worktop surfaces with complementary tiling above. Stainless steel sink and drainer unit. Electric oven/grill. Four ring gas hob with extractor hood over. Plumbing for an automatic washing machine. Plumbing for a dishwasher. Space for a tall fridge freezer. UPVC sealed unit double glazed window overlooking the rear garden. Composite leaded sealed unit double glazed rear entrance door.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazed window enjoying long distance views. Loft hatch with drop down ladder leading to a useful part boarded loft void incorporating velux roof window together with a fitted light.

BEDROOM ONE

12'9" x 11'2" (maximum) with UPVC sealed unit double glazed window overlooking the rear garden and with views onto stunning open hillside. Central heating radiator. Built-in cupboard housing the Ideal gas central heating combination boiler.

BEDROOM TWO

12'7" x 8'8" (plus door recess) with UPVC sealed unit double glazed window also enjoying pleasant rear views onto stunning open hillside. Central heating radiator.

BEDROOM THREE

9'1" x 8'5" (maximum including bulk-head) with UPVC sealed unit double glazed window enjoying long distance views at the front. Central heating radiator. Useful built-in cupboard/hanging space over the bulk-head.

BATHROOM

Superbly appointed with a four piece white suite comprising low suite WC, pedestal hand wash basin, panelled bath and a separate shower cubicle housing a Mira independent shower. Extractor fan. Oak effect LVT flooring. Two UPVC sealed unit double glazed windows. Chrome towel radiator. Partial ceramic wall tiling.

OUTSIDE

STREET PARKING IS AVAILABLE AT THE FRONT*

A shared pathway/steps provides access to the front of the property with a good sized landscaped garden adjoining, planned for ease of maintenance, providing a sitting-out space with long distance views. Small planted border adjoining the house. Open front porch. External lighting. A shared passageway at the side leads to the rear garden with substantial timber gate.

To the rear the property includes a:

USEFUL OUT-HOUSE

9'3" x 6'1" Single glazed window. Timber entrance door.

Adjoining the rear of the house there is a well planned level stone paved patio area providing a private sitting-out space whilst being partially covered by a useful canopy area. Steps lead up from the patio area to a further fully enclosed garden area of generous proportions, enjoying views towards the adjoining fields and countryside beyond whilst also incorporating a further good sized stone paved patio area, a gently sloping lawn and substantial timber boundary fencing. Security lighting. External cold water tap.

AGENTS NOTES

*The village currently benefits from a residents parking scheme which is in operation from 8.00am to 6.00pm from Monday to Friday. Multiple permits are available to purchase at a cost of £35 per year and it is possible to add visitors car registration numbers to the permits. Multiple visitor registrations can easily be added/removed without any further cost. Further details on request.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: B

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

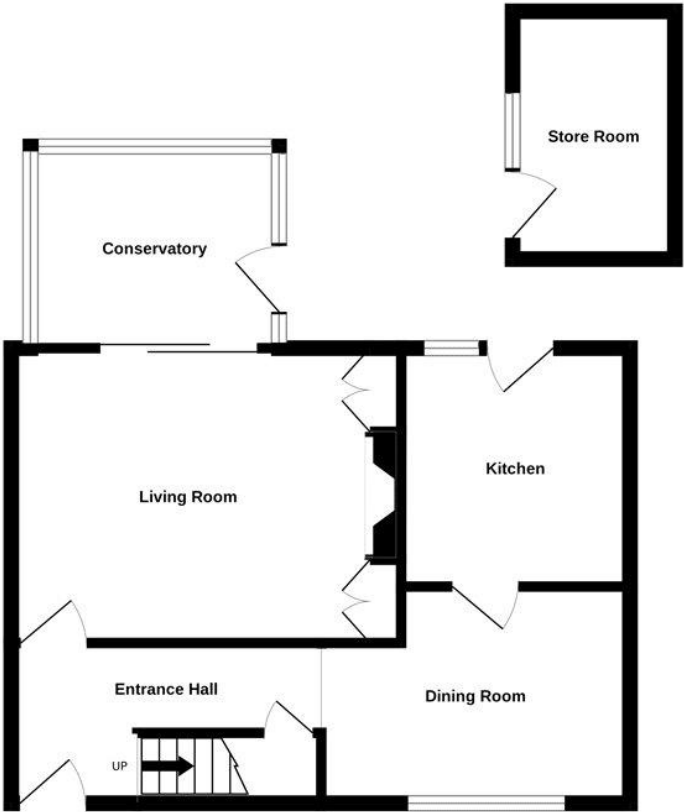
Ref: SBS180725

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

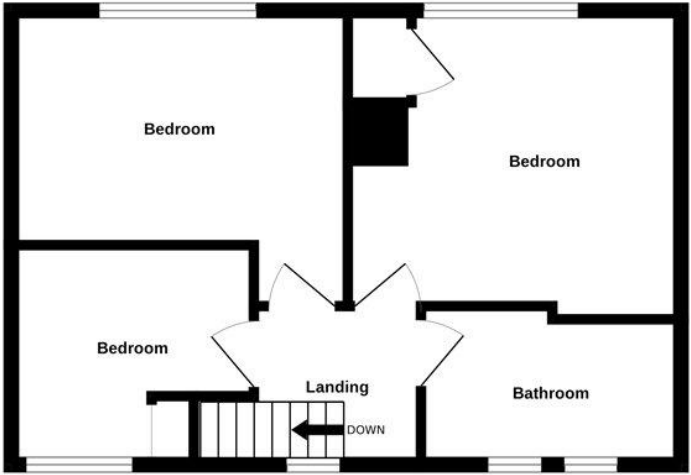




GROUND FLOOR



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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Energy performance certificate (EPC)

10, Chapel Road Steeton KEIGHLEY BD20 6NU	Energy rating D	Valid until: 27 January 2027
		Certificate number: 8053-7729-4960-2933-2926

Property type	Mid-terrace house
Total floor area	79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.