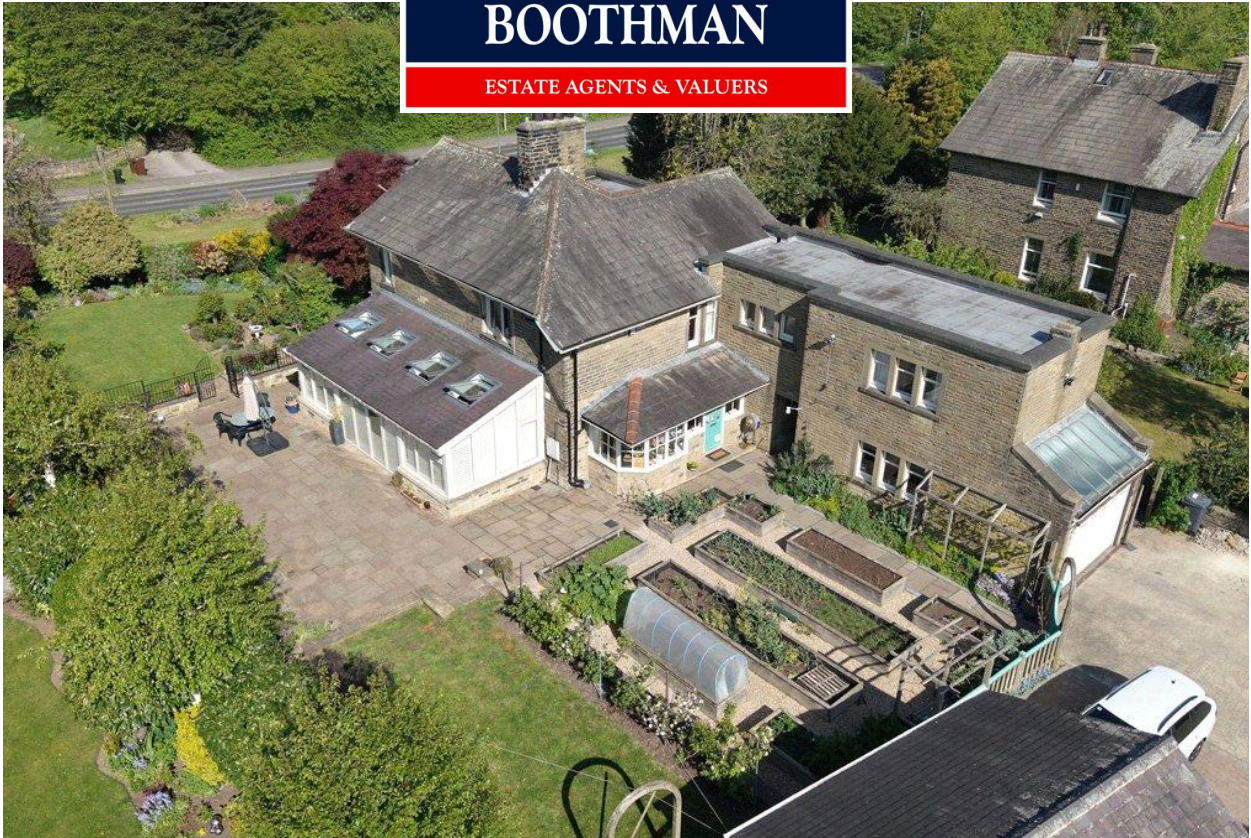


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



The Laurels, 28 Station Road, Steeton
BD20 6RY
Asking Price: £695,000



+ 4



+ 3



- Impressive Detached Residence.
- Detached Garage and additional Garage / Workshop.
- Very generous Private Parking.
- Beautiful extensive Gardens.
- Three Bathrooms and a Downstairs WC.
- Impressive Garden Room.

The Laurels, 28 Station Road is an impressively improved and sympathetically upgraded four double bedroomed Edwardian stone detached residence, retaining a lot of its original character while benefitting from a series of thoughtful enhancements undertaken by its current owners. The property offers generous family sized accommodation, mains gas central heating, numerous period features, stunning landscaped gardens, a



garage / workshop, and a fully detached double width garage constructed in recent years, complete with power and lighting facilities.

Having undergone a programme of upgrades, the detached property now provides a rare opportunity to acquire a distinguished house of this calibre in ready to occupy condition, with the improvements complimenting the sizeable home's inherent charm and architectural history.

Occupying a prestigious position set back from Station Road, the residence enjoys a prime setting within the highly sought after village of Steeton, with a wide range of local amenities including Steeton's railway station, conveniently nearby.

The excellent accommodation is summarized briefly:

Entrance porch. Cloaks room. Spacious dining kitchen with quality range of built-in appliances and a free standing gas fired AGA oven, open through to a magnificent garden room. Living room providing a feature red brick fireplace. Reception hall. Formal dining hall. Downstairs WC / Washroom. On the first floor there are four sizeable bedrooms with both the principle bedroom and the third bedroom enjoying en-suite shower rooms. Luxurious house bathroom with a four piece white suite including separate bath and shower. Landing and a study. Outside there are wonderful established gardens including vegetable / fruit plots, manicured lawns, colourful flowerbeds, trees, and stone flagged patio areas. Access to an attached garage / workshop with car pit and a fully detached double garage with light, power, storage facilities.



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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 a family sized detached home with excellent private parking and outdoor space, the outstanding home is described in further detail below:

GROUND FLOOR

ENTRANCE PORCH

Traditional hardwood entrance door. Single glazed windows. Door mat well. Victorian style radiator.

CLOAKROOM

Cloaks rail. House consumer unit. Large pantry / storage.

SPACIOUS DINING KITCHEN

16'7 X 14' (Both Maximum) Recessed ceiling spotlights. Extensive range of bespoke fitted solid oak base and wall, cupboard and drawer units including a striking central island. With contrasting granite worktop surfaces. One and a half bowl stainless steel sink with drainer inset into worktop. AGA gas fired oven. Built-in AEG oven / grill. NEFF five ring Induction hob. Integrated tall fridge. Integrated freezer. Integrated dishwasher. Tall central heating radiator. Attractive bay window with range of single glazing. Enjoying wonderful long distance views towards surrounding countryside. Luxury vinyl flooring. Large opening through to the:

GARDEN ROOM

27'3 X 10'6 Recessed ceiling spotlights. Four large Velux windows providing plenty of natural light. Range of double glazed hardwood windows. Double glazed Bi-Folding doors opening to the gardens. Luxury vinyl flooring. Gas underfloor heating.

UTILITY ROOM

Hardwood single glazing. Stainless steel sink with drainer on both sides. Original cabinets. Plumbing and space for an automatic washing machine. Wall mounted Worcester Bosch gas combination central heating boiler.

LIVING ROOM

21'1 X 14'9 Generously proportioned with ceiling coving. Tall single glazed hardwood windows with pleasant views over the gardens. Feature red brick fireplace. Two central heating radiators.

FORMAL DINING HALL

Ceiling coving. Open staircase leading up to the first floor. Contura cast iron wood burning stove set above a stone hearth. Single glazed hardwood windows.

DOWNSTAIRS WC / WASHROOM

Ornate nude pink pedestal hand washbasin. Separate low suite WC. Partial ceramic wall tiling. Cloaks rail. Central heating radiator. Two single glazed hardwood windows.

RECEPTION HALL

Traditional entrance door with top light. Single glazed hardwood window. Central heating radiator.

FIRST FLOOR

LANDING

Range of single glazed hardwood windows. Two central heating radiators. Store cupboard.

PRINCIPLE BEDROOM

21'2 X 14'5 Recessed ceiling spotlights. Range of single glazed hardwood windows on two sides of the bedroom. Pleasant views. Generous range of built-in wardrobes. Wall lights. Two central heating radiators.

EN-SUITE SHOWER ROOM

Three piece suite comprising a low suite wc, hand washbasin with vanity drawers under, walk-in shower enclosure equipped with thermostatic drench showerhead over. Neutral ceramic floor and wall tiling. Inset mirror. Chrome towel radiator. Built-in cabinet. Two single glazed hardwood windows. Underfloor heating.

BEDROOM TWO

14'3 X 14'2 Two single glazed hardwood windows. Superb views towards surrounding countryside. Built-in cupboard. Feature wallpaper. Central heating radiator.

BEDROOM THREE

17'3 X 11'2 Recessed ceiling spotlights. Range of single glazed hardwood windows. Superb views towards surrounding countryside. Central heating radiator. Access to:

EN-SUITE SHOWER ROOM

Contemporary shower room appointed with three piece white suite comprising low suite WC, hand washbasin, shower enclosure with two chrome showerheads over. Grey ceramic wall tiling. Ladder radiator. Recessed ceiling spotlights. Extractor fan.

BEDROOM FOUR

13'4 X 7'1 Another double bedroom with single glazed hardwood windows. Central heating radiator.

STUDY / STORE ROOM

8'7 X 5'4 (Both maximum) Two single glazed hardwood windows. Built-in cupboard. Large ceramic sink.

LUXURIOUS HOUSE BATHROOM

Equipped with a four piece white suite low suite wc, large hand washbasin with built-in vanity cabinet under, free standing roll top bathtub, separate predominantly open shower area with two thermostatic showerheads. Ceramic floor tiling. Floor to ceiling ceramic wall tiling. Tall chrome heated towel rail. Fitted cupboard. Range of single glazed hardwood windows. Recessed ceiling spotlights.

OUTSIDE

Substantial block paved driveway provides very generous private parking for multiple vehicles in front of the:

ATTACHED GARAGE

20' X 12' Remotely operated sectional garage door. Car pit. Single glazing. Light and power.

DETACHED DOUBLE GARAGE

17'7 X 17'1 Remote controlled sectional garage door. Light and power facilities. Boarded out loft space providing additional storage solutions. Single glazed window. Pedestrian door.

The truly beautiful extensive gardens that predominantly occupy two sides of the building offer splendid established lawns, well stocked flowerbeds including a wide variety of flowers including tulips, bluebells, evergreens and rose bushes. Mature trees including a fabulous acer tree that proudly takes centre stage.

Well proportioned stone flagged patio next to the garden room, enjoying sunny aspects. Vegetable and fruit plots, perfect for self-sustainable living. 'Gardener's WC' and a useful outbuilding. Greenhouse located behind the detached garage.

TENURE

The 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.

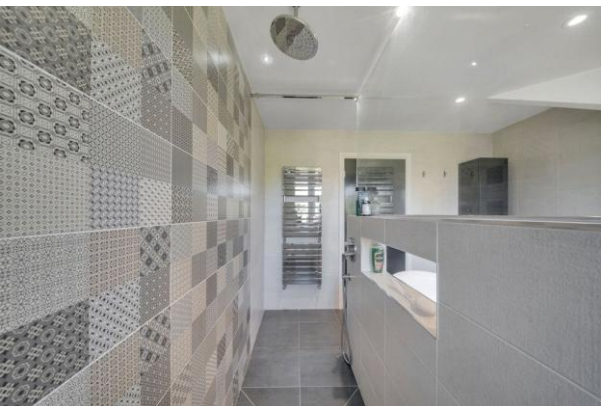
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: MGLEDHILL5526

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

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







Energy performance certificate (EPC)

28 Station Road Steeton KEIGHLEY BD20 6RY	Energy rating	Valid until: 30 April 2036
	D	Certificate number: 7803-3062-7204-8326-0200

Property type	Detached house
Total floor area	236 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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

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