



Hawthorne Road, Steeton, BD20 6FJ

Asking Price: £400,000

Looking for a four bedroom detached home presented to a show home standard, with nothing needing attention before moving in? Set on a popular development with parking, garage and a private rear garden, this is a strong option for a straightforward purchase.

Some properties stand out not because of what they have, but because of how well they have been looked after. Occupying a pleasant position on a popular development, this four bedroom detached home has been finished and maintained to an exceptional standard, with a level of care and attention to detail that is genuinely rare. Every room tells the same story, consistent, considered and immaculate throughout.

The entrance hall sets the tone from the moment you step inside, with a ground floor WC and a handy under stairs storage cupboard keeping things practical without compromising the clean, uncluttered feel. To the front, the living room is a comfortable and well-balanced space, filled with natural light and offering a calm retreat from the busier parts of the home. To the rear, the dining kitchen is where the home really comes into its own. Designed to work just as well for a quiet family dinner as it does for entertaining, it is fitted with stylish grey and white units alongside a full range of integrated appliances including a fridge freezer, microwave, oven, gas hob and dishwasher. Sliding patio doors open directly onto the garden, creating a seamless connection between inside and out. A separate utility cupboard keeps laundry neatly out of sight, maintaining the pristine finish that runs throughout the ground floor.

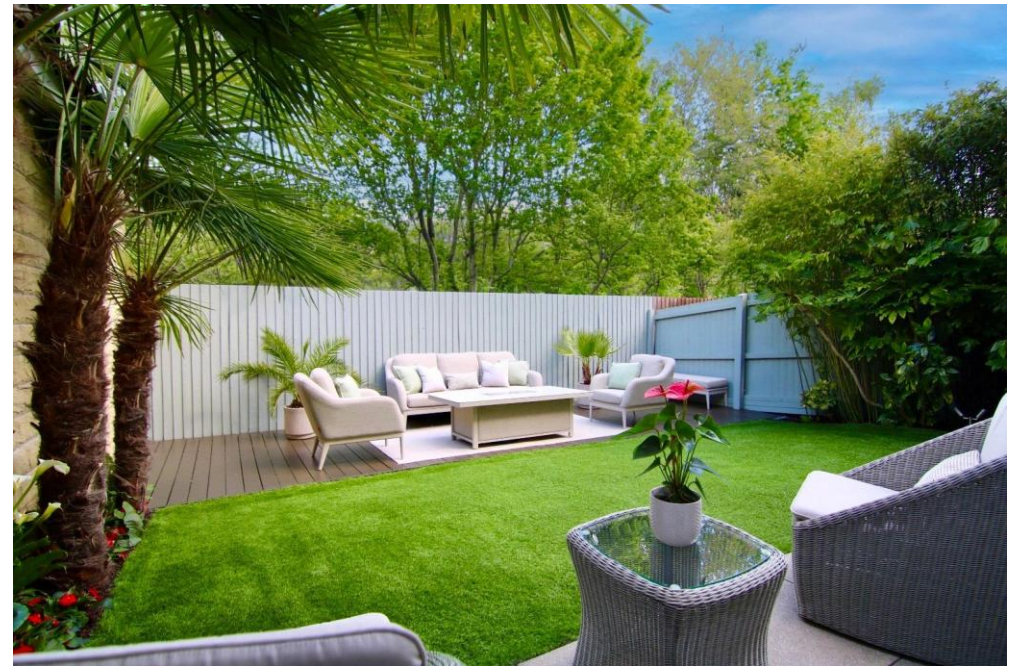
Upstairs, three generous double bedrooms are complemented by a fourth single bedroom that works particularly well as a study/home office. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a beautifully appointed modern house bathroom. Without exception, every room upholds the same high standard seen throughout the rest of the home.

Outside, the front of the property is neatly presented with a tidy lawn and a driveway to the side providing off road parking, leading to a single garage. The rear garden is a private and well considered space, with a patio flowing from the kitchen, artificial grass, a lower decked area and well-kept borders that reflect the same pride of ownership evident throughout.

Homes presented to this standard rarely come to the market. The finish simply has to be seen to be fully appreciated.

Council Tax Band: E

Tenure: Freehold



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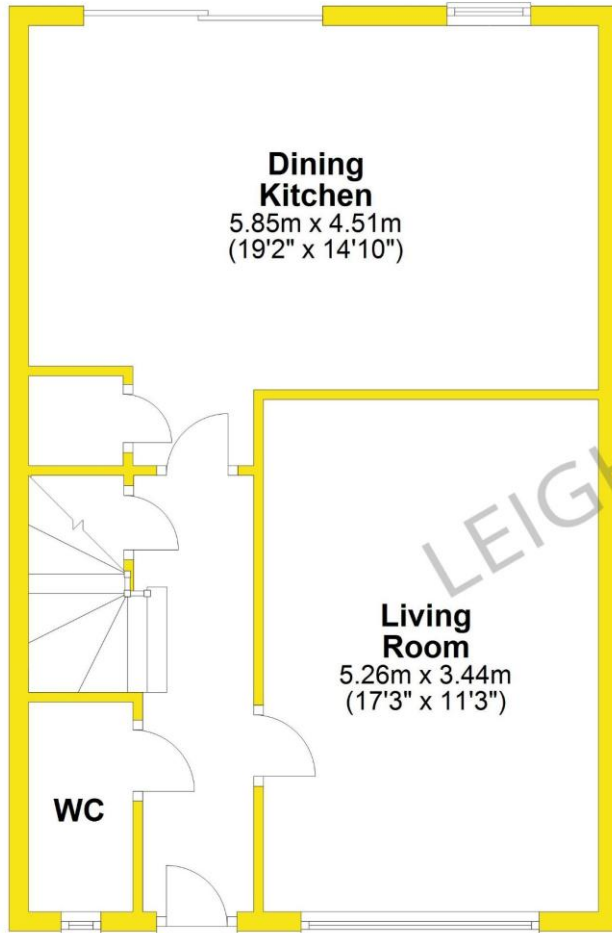


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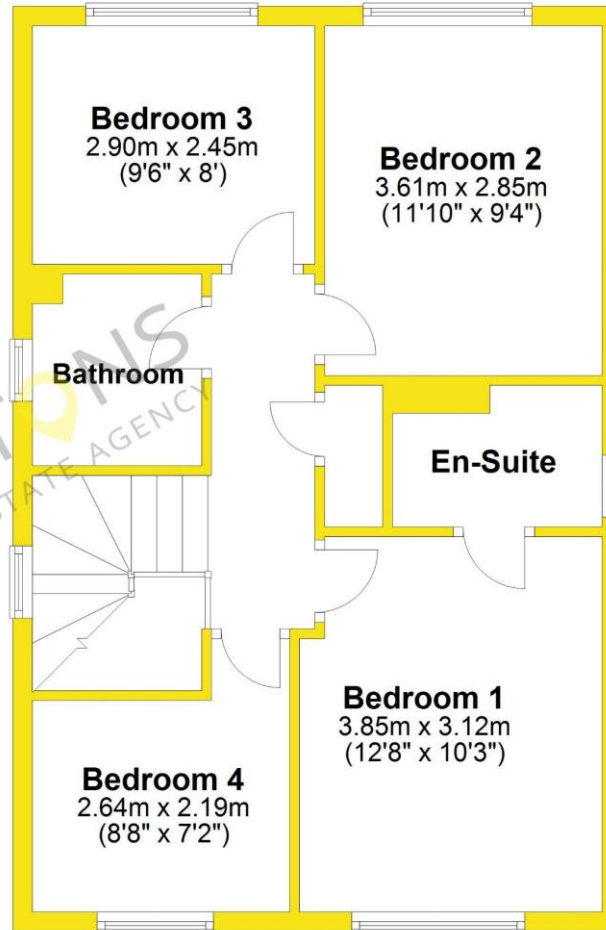
Ground Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 106.4 sq. metres (1145.2 sq. feet)
For illustration purposes only - not to scale

Leightons Estate Agency

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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