



## Tower Farm, Hollins Bank Lane, Steeton, West Yorkshire, BD20 6LY

A stunning six bedroom detached residence, making an ideal family home, offering superb far reaching views along with ample parking, double garage, land, equestrian and barn facilities. An internal inspection is highly recommended to fully appreciate what this property has to offer. NO ONWARD CHAIN

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# Tower Farm, Hollins Bank Lane, Steeton, West Yorkshire, BD20 6LY

Ilkley 9 miles, Skipton 7 miles, Leeds 22 miles (all distances approximate)

**Guide Price: £875,000**

## Accommodation

- **Detached family home**
- **Six bedrooms**
- **Superbly presented throughout**
- **Well maintained gardens and paddock included totalling 1.825 acres**
- **Superb location within Steeton village**
- **Double garage and ample parking**
- **Stunning long distance views**
- **No onward chain**

## General Remarks

On entering the property to the front elevation through into the entrance hall with tiled flooring and underfloor heating, door leading into the inner hallway with full length window, tiled flooring, useful fitted storage cupboard and staircase up to the first floor. There is the addition of a good sized shower room to the ground floor, comprising of a walk in shower unit with rainfall shower, low flush w.c., fitted wash basin, extractor fan, radiator, integrated washer dryer and electric underfloor heating. Following the property through to the kitchen which offers a range of base and drawer units with work surfaces over, stainless steel sink and drainer, plumbing for a washing machine and dishwasher, Rangemaster cooker, separate larder cupboard allowing for space for a fridge freezer and tiled flooring. Off the kitchen, is the well proportioned dining room with patio doors providing access out to the garden, Esse multifuel stove set in a stone fireplace, two useful understairs cupboards and tiled flooring. Continuing from the dining room down to the living room, which is again of a great size, includes double patio doors leading out to the front of the property, solid oak flooring and multi fuel stove set within a modern fireplace and surround. Off the living room, there is access to the second sitting room on this floor, with double patio doors offering access to the front of the property, tiled flooring and radiator. Also to the ground floor is access through into the integral double garage which includes power, lighting and water facilities with electric remote controlled roller door. Through from the garage, is a separate office space which provides for a great working from home space, with radiator and fitted storage cupboard.

To the first floor, the light and spacious landing offers access to four bedrooms which are all of a great size. The master bedroom is located to the rear of the property, with en-suite facilities, comprising of a rolltop



claw foot stand-alone bath, pedestal wash basin, low flush w.c., enclosed shower unit, vinyl flooring and radiator. Also to this floor is the house shower room, with walk in shower unit, wash basin with vanity cupboard below, low flush w.c., electric underfloor heating, heated mirror and radiator. To the far side of the property are the final two bedrooms accessed via the staircase next to the second sitting room on the ground floor. Both of these bedrooms provide good sized accommodation with Velux windows allowing for an abundance of natural lighting and an array of eaves storage.

The property sits within approximately 1.825 acres of land, incorporating manicured lawns with mature trees and stone wall borders, private driveway leading to a turning circle and ample parking area. In addition to this, there are three stables (one double and two single) all with power and lighting, and an acre paddock ideal for equestrian use. At the rear of the property there is a log store and the oil tank.

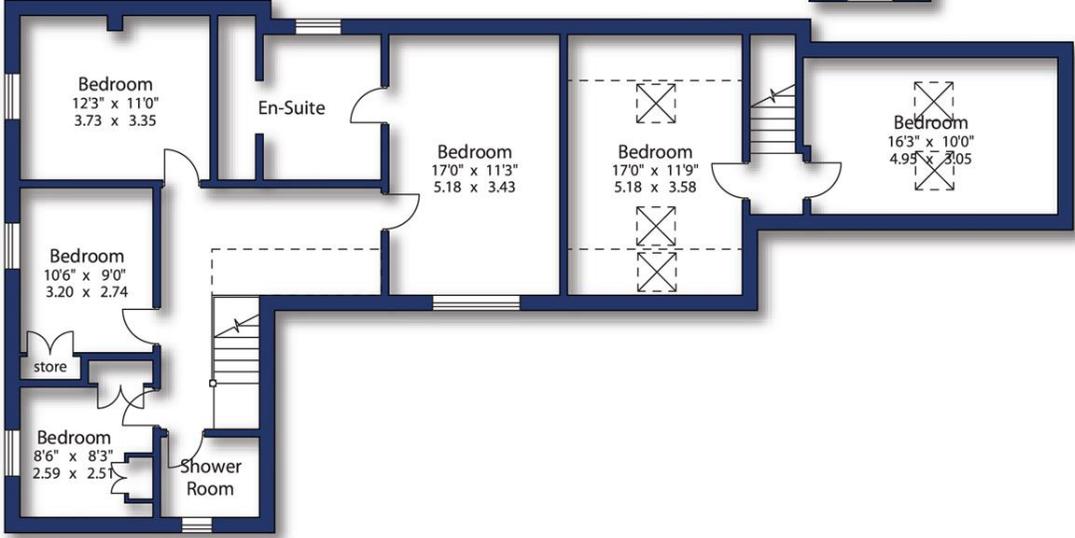
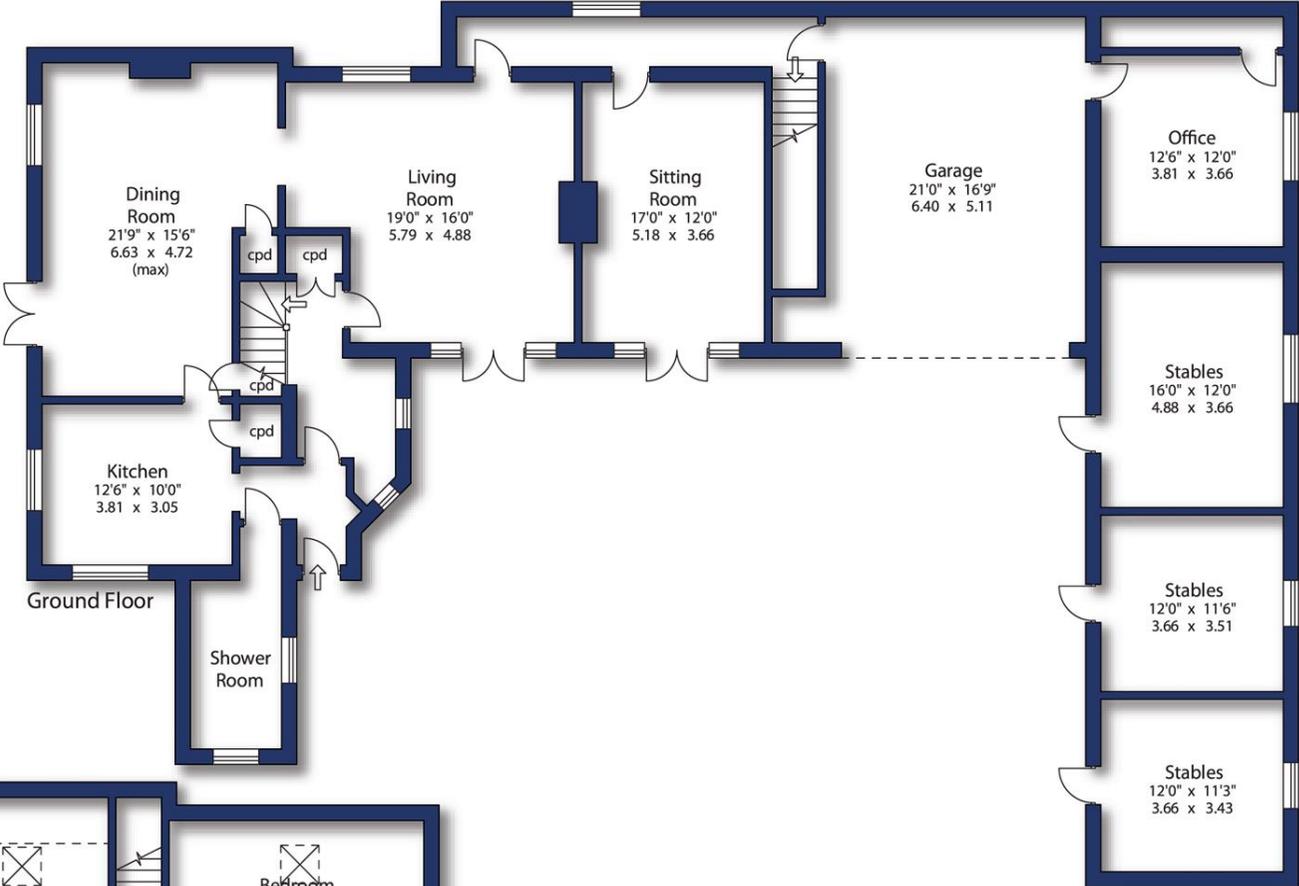
This property is ideally located for Airedale Hospital, bus and train links from Steeton/Silsden Railway station, as well as road access to Skipton, Ilkley, Leeds and Bradford. Steeton Primary School is within walking distance and South Craven Secondary School at Crosshills, with local amenities also available in Steeton including pharmacy, surgery and supermarket.

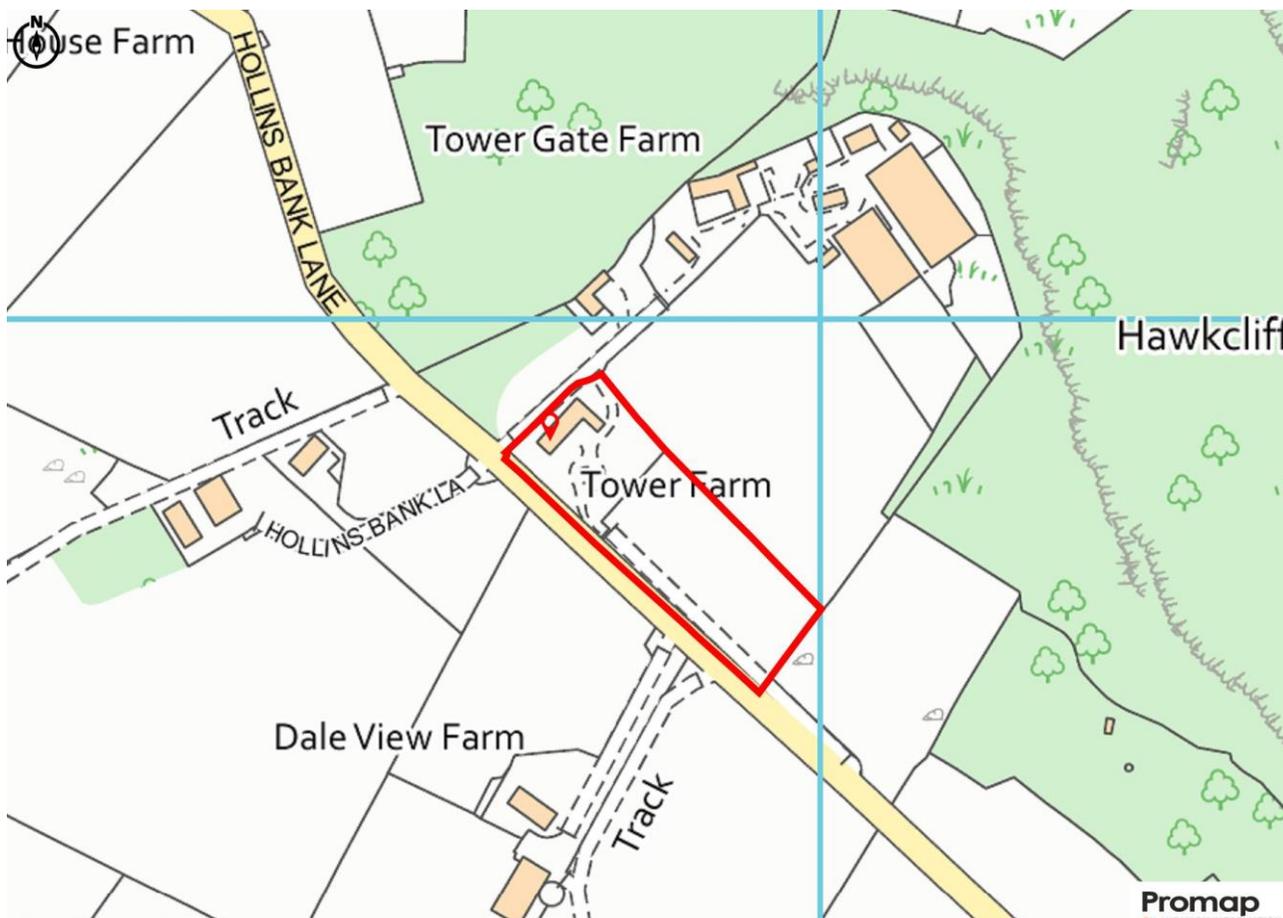






# Floorplans





**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. 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 **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 a short distance turn left into Mill Lane and at the cross roads turn left and follow the road for approximately half a mile, continuing up Hollins Bank Lane. The private entrance can then be found on the left hand side, following the driveway up to the property.

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## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band G

## Tenure, Services & Parking

- Freehold
- Mains electricity. Water is supplied via a private Borehole for this property only. Drainage is through a septic tank for this property only. Domestic heating is from an oil fired boiler.
- Private off street parking is available, leading to the double garage.

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

## Agent's Notes

**The Farmer has a right of way to access the gated field, owned by the farmer. Please note that there are two TPO's on this property.**

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.

## 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 £24.00 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), Dacre, Son & Hartley reserves 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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