



Willow Avenue, Steeton, Keighley, BD20 6FN

Asking Price £136,500

- NO UPPER CHAIN
- TWO BEDROOMS
- SECURE COMMUNAL ENTRANCE SYSTEM
- BOTH BEDROOMS OFFERING USEFUL BUILT IN STORAGE
- LOW MAINTENANCE HOME
- TOP FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES
- WELL MAINTAINED COMMUNAL AREAS
- REDROW DEVELOPMENT
- READY TO MOVE IN AND ENJOY

# Willow Avenue, Steeton, Keighley, BD20 6FN

Occupying the top floor of a well-kept Redrow development, this impressive two-bedroom apartment offers bright, spacious accommodation extending to approximately 645 sq. ft, together with two allocated parking spaces, an en-suite to the main bedroom and no upper chain.



Council Tax Band: B



## PROPERTY DETAILS

Occupying the top floor of a well-kept Redrow development, this impressive two-bedroom apartment offers bright, spacious accommodation extending to approximately 645 sq ft, together with two allocated parking spaces, an en-suite to the main bedroom and no upper chain. The real heart of the home is the generous open-plan living space, combining a sizeable lounge with a modern fitted kitchen and breakfast bar — creating a sociable layout that works just as well for quiet evenings at home as it does for entertaining. Secure entry, well-maintained communal areas and a convenient Steeton location make this a particularly appealing option for first-time buyers, professionals, downsizers or anyone looking for a low-maintenance home they can simply move into and enjoy.

Accessed via a secure communal entrance system, the apartment sits within well-presented communal hallways which give the development a smart and cared-for feel from the moment you arrive.

Once inside, an entrance hallway provides access to each of the principal rooms. The standout space is undoubtedly the open-plan kitchen and living room. The lounge itself is notably generous for an apartment, with plenty of room for a substantial sofa arrangement while still retaining a feeling of openness and space. Multiple windows bring in excellent natural light and the slightly elevated top-floor position helps create a bright and private environment.

Flowing naturally into the living area is the fitted kitchen, arranged with a comprehensive range of contemporary units, contrasting work surfaces and integrated appliances. A peninsula-style breakfast bar provides additional preparation space while also creating an ideal spot for casual dining, morning coffee or entertaining friends. The open arrangement means the kitchen remains connected to the main living space without dominating it.

There are two well-proportioned bedrooms, both offering useful built-in storage.

The main bedroom is a comfortable double with fitted wardrobes and the added benefit of its own private en-suite shower room, fitted with a modern three-piece suite including shower enclosure, wash basin and WC. Bedroom two is another good-sized room and offers plenty of flexibility. It works perfectly as a guest bedroom or permanent second bedroom, although buyers working from home may equally appreciate it as a spacious office or combined study and occasional bedroom. The main bathroom is finished in a modern neutral style and incorporates a bath with shower over, wash basin and WC, providing the practicality of both bathing and showering facilities alongside the separate en-suite.

Externally, a particularly valuable feature is the inclusion of two allocated parking spaces — something that immediately adds to the convenience and practicality of apartment living.

Willow Avenue forms part of a popular Redrow development in Steeton, combining a modern residential setting with excellent access to the surrounding Aire Valley. Steeton is particularly well placed for commuters, with Steeton & Silsden railway station providing convenient connections towards Skipton, Keighley, Bradford and Leeds, while road links make neighbouring Silsden, Cross Hills and the wider surrounding area easily accessible. The village itself offers everyday amenities, with further shops, cafés and facilities available close by in Silsden and Keighley. With countryside virtually on the doorstep yet strong transport links within easy reach, the location offers a really appealing balance between village living and day-to-day convenience.

With no upper chain, two parking spaces and a spacious, modern interior that requires very little upkeep, this is an apartment that could work equally well as a first home, a downsizing option or a convenient base for buyers wanting to lock the door and leave without the maintenance associated with a traditional house.

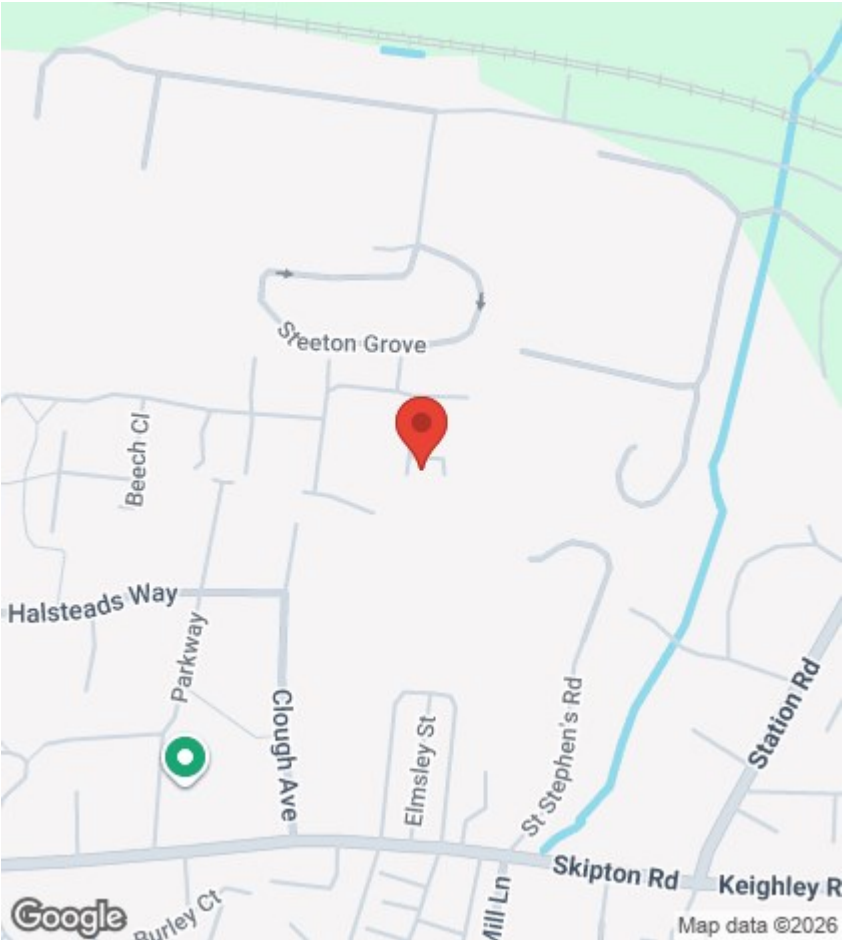
## ADDITIONAL INFORMATION

### Leasehold Information

The property is held on a 125-year lease from 1 January 2014.

The current service charge is approximately £594.98 per quarter, which covers a broad range of the ongoing costs associated with maintaining the development, including buildings insurance, cleaning and upkeep of the communal areas, general building maintenance, window cleaning and maintenance of the shared grounds and parking areas. For buyers looking for a low-maintenance home, this means many of the larger communal responsibilities are professionally managed as part of the service charge rather than having to be arranged individually.

Ground rent is approximately £142.01 per annum.



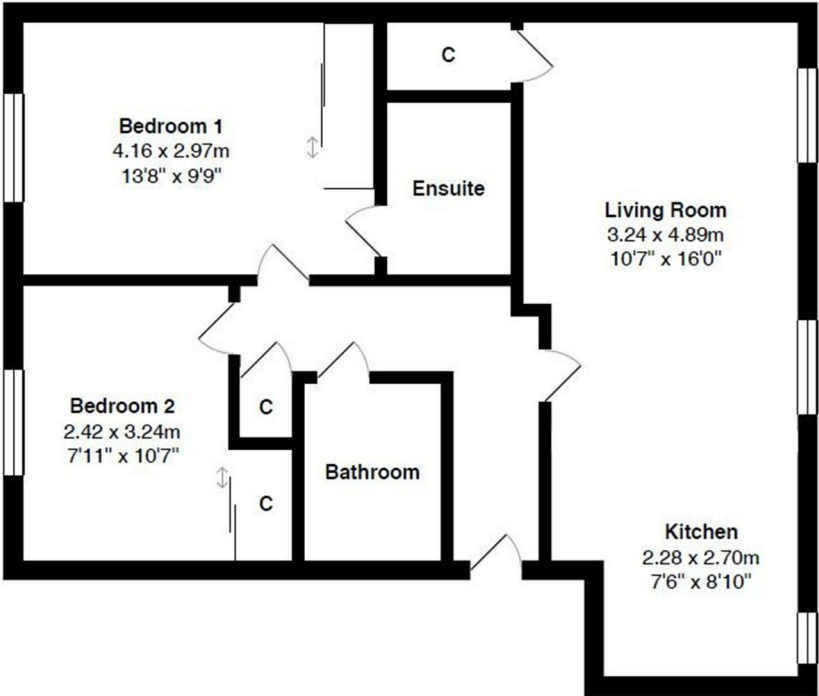
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

B

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



Ground Floor

Total Area: 60.0 m² ... 646 ft²

All measurements are approximate and for display purposes only