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ESTATE AGENTS · VALUERS · LETTING AGENTS

A RECENTLY MODERNISED AND MUCH IMPROVED 3 BEDROOMED FAMILY HOME WITH PARKING, A LARGE DOUBLE GARAGE AND A SECURE GARDEN SITUATED IN A QUIET POPULAR RESIDENTIAL LOCATION CLOSE TO THE TOWN CENTRE



**14 NAB VIEW
SILSDEN**

Privately constructed in the mid 1970's, Nab View is approached via Breakmoor Avenue and consists of just 8 houses which very rarely come onto the open market, with number 14 occupying an enviable plot enjoying the rare advantage of a superb detached Double Garage and good sized private gardens.

The property has recently been the subject of **substantial modernisation & investment** and briefly comprises; a spacious Hallway, Sitting Room, a contemporary Dining Kitchen with doors to the garden, 3 well planned Bedrooms and a new 4 piece Bathroom.

OFFERS IN THE REGION OF £289,000

NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Silsden is a thriving town which provides a good range of shops and facilities with Skipton, Keighley and Ilkley all situated within 15 minutes travelling distance by car and **the larger business centres of Leeds, Harrogate and Bradford also within reasonable daily commuting distance.**

Offered with no forward chain, the accommodation in detail comprises:

TO THE GROUND FLOOR

New composite door with glazed panel and external canopy over to:

HALLWAY: 16'3" x 5'10" with feature porthole window, open spindled staircase to first floor, Vinyl flooring and useful understairs store cupboards.

SITTING ROOM: 14'2" x 10'1" with matching Vinyl flooring, coved ceiling, 2 wall lights and bay window with shutters.



DINING KITCHEN: 16'3" x 10'4" with extensive range of wall and base units with contrasting working surfaces over incorporating stainless steel sink unit & drainer, Belling range cooker with splashback and extractor hood over, space & plumbing for dishwasher, wall mounted Ideal combination boiler, feature tiled wall, matching Vinyl floor, fully glazed doors to the garden and raised decking.



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE FIRST FLOOR

LANDING: with access to roof void and frosted gable end window.

BEDROOM 1: 12'3" x 10'1" with fitted wardrobes.



BEDROOM 2: 12'1" x 7'9".

BEDROOM 3: 7'5" x 5'10".



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BATHROOM: 8'2" x 5'4" comprising bath, shower cubicle with thermostatic shower, low suite w.c, wash hand basin with storage and display surface, chrome ladder towel rail, Vinyl flooring, frosted uPVC window, extractor fan and fully tiled walls.

TO THE OUTSIDE

There is gravel driveway with parking for 2 cars to the front and a small foregarden with a shared driveway leading to further parking in front of the garage and a side gate to the rear. The lovely south facing rear garden has raised decking, a lower lawn and a further shingle area behind the garage which could be suitable for a summer house, greenhouse or a further seating area to catch the late evening sun.

DOUBLE GARAGE: 23'1" x 14'11" with electric up and over door, washer plumbing, hot and cold water, power and light & rear and side windows The rear is sectioned off with a shower tray suitable for washing and grooming dogs.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band C.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

POST CODE: BD20 9PU

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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