



**TIEDE WOOD
6 PARK GREEN
& BUILDING PLOTS
SILSDEN**



**A RARE OPPORTUNITY TO ACQUIRE A
SITE WITH PLANNING PERMISSION FOR 2/3
FAMILY HOUSES, WITH THE OPTION TO
RETAIN AN EXISTING 4 BEDROOMED
DETACHED BUNGALOW**

PRICE: £730,000

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Tiede Wood is situated at the head of a small cul-de-sac in a quiet elevated location which consequently enjoys far reaching views across the valley, including an individual detached bungalow and more than at first meets the eye, with planning also granted for the construction of further dwellings within the extensive grounds.

The site is bounded by attractive woodland & a meandering low level stream and provides an ideal opportunity for development with planning passed for the construction of 3 new premium detached family homes. The plans propose the demolition of the bungalow but we are of the opinion that it could be retained and the plans re-modelled, with the accommodation currently extending to 1500 sq ft including 3 Reception Rooms, 4 Bedrooms & 2 Bathrooms.

Park Green is pleasantly tucked away but also within comfortable walking distance of the new primary school and the town centre where a wide array of everyday services are available including supermarkets, pubs, cafes and independent retailers. Steeton & Silsden railway station also provides direct links via the Airedale line to the larger centre's of Skipton, Keighley and Leeds.

Recommended for closer inspection, the bungalow and the site comprises in greater detail:

Sliding glazed door to:

PORCH: 6'10" x 4'2" with block paved floor, exposed stone wall and Oak door to:

HALLWAY: 18'11" x 14'8" (L-shaped) with ceiling downlights and access to roof void.



KITCHEN: 14'6" x 9'11" with bespoke wall and base units with granite worktops over, Belfast style sink with Rangemaster oven with 5 ring gas hob and extractor hood over, washer plumbing, cupboard housing the combination boiler, laminate flooring and ceiling downlights.



DINING ROOM: 12'6" x 9'0" with ceiling downlights and opening to:



SNUG: 12'5" x 9'3" with ceiling downlights, lovely views and glazed door to the front.

BEDROOM 4 / STUDY: 12'1" x 10'4" with lovely views over the garden and across the valley.

LIVING ROOM: 18'6" x 13'5" with coal effect gas fire, laminate flooring and sliding glazed door to the garden with lovely views.



HOUSE BATHROOM: 10'1" x 7'5" comprising tiled corner bath, low suite w.c, wash hand basin with cupboards under and display sill, chrome ladder radiator, laminate flooring, tiled walls, ceiling downlights and views over the garden.

MASTER BEDROOM: 14'0" x 12'6" a very generous double room with views over the garden.



EN-SUITE: 10'3" x 4'11" with large tiled shower enclosure, low suite w.c, pedestal wash hand basin, tiled floor, electric wall heater and window with frosted glass.

BEDROOM 2: 10'10" x 10'4".

DRESSING ROOM: 10'11" x 7'0".

BEDROOM 3: 11'2" x 7'0" with fitted wardrobe.

TO THE OUTSIDE

A private gated entrance gives access to a block paved driveway providing parking for 3/4 cars also leading to a **DETACHED GARAGE:** 17'10" x 9'5" with power & light, up-and-over door and side window.



The bungalow stands within extensive grounds with far reaching views bounded by a low level stream and established trees on the west side.

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



In our opinion there is sufficient space for development without having too significant an impact on the bungalow and its re-salability.



PLANNING: Planning was granted on 8th June 2022. Copies can be inspected on the Bradford Metropolitan Planning portal (Application No: 22/02122/FUL) or in our office.

SERVICES: Mains water, drainage, gas 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. Although the services are available prospective purchasers will be responsible for connection costs. The plans passed state that the new properties must be drained using separate foul sewer and surface drainage systems.

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

POST CODE: BD20 9QF

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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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