



# wilman&wilman

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**AN EXTENDED 4 BEDROOMED SEMI-DETACHED FAMILY HOME WITH GARDENS TO THE FRONT & REAR, A DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING SITUATED CLOSE TO THE TOWN CENTRE**



**17 HILLCREST AVENUE  
SILSDEN**

This traditional bay fronted 4 bedroomed semi-detached family home is well presented throughout and offers secure gardens to the front & rear, driveway parking for several vehicles and the rare benefit of a detached Double Garage. Internally the property briefly comprises a Sitting Room, Dining Room with adjoining Kitchen and a ground floor Bathroom, complemented by 4 Bedrooms and a w.c to the first floor.

The property is conveniently located within a 5 minute walk of the town centre where an array of services are available including supermarkets, pubs, cafes, shops and restaurants. Steeton & Silsden railway station also provides direct links via the Airedale line to the larger centres of Skipton, Keighley and Leeds.

**PRICE: £279,950**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



With a new roof installed recently, the property is offered at a sensible price and in further detail comprises:

### **TO THE GROUND FLOOR**

Part glazed uPVC entrance door to:

**HALL:** with staircase to the first floor and multi-paned door to:

**SITTING ROOM:** 15'6" x 12'9" (max) with feature bay window, coved ceiling, part panelled walls, open fireplace with timber surround & mantel and marble hearth & interior.



**DINING ROOM:** 16'2" x 8'7" with Karndean flooring, range of wall and base units with timber worktops over, Worcester combination boiler, integrated fridge freezer, useful understairs store cupboard and opening to:



**KITCHEN:** 8'9" x 6'0" with further range of wall and base units with laminate worktops over incorporating freestanding electric oven with 4 ring gas hob & extractor hood over, tiled splash back, ceramic sink unit & drainer, space for slimline dishwasher and matching flooring.

**REAR HALL:** with laminate floor and part glazed side uPVC door.

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





**BATHROOM:** 7'0" x 5'7" comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, bracket wash hand basin, part tiled walls, chrome ladder towel rail, frosted uPVC window, extractor fan and laminate floor.



## **TO THE FIRST FLOOR**

**LANDING:** with roof void access.

**BEDROOM 1:** 11'7" x 9'11" with coved ceiling and views towards the hills.

**BEDROOM 2:** 10'1" x 9'11" with coved ceiling, dado rail and views over the rear garden.



**BEDROOM 3:** 8'8" x 7'0"

**BEDROOM 4:** 7'2" x 5'11" coved ceiling and views towards the hills.

**CLOAKROOM:** 6'1" x 2'9" comprising low suite w.c, pedestal wash hand basin, vinyl floor, frosted uPVC window and chrome towel rail.

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### **TO THE OUTSIDE**

There is a low maintenance front garden being majority flagged with pebbled areas and established planting. A flagged pathway leads to the rear garden with a secure side access gate, cold water tap and an outside light.

To the rear is a raised flagged patio with a low stone wall and timber gate to the lower garden with established planting, a summer house and a further area to the rear of the garage for storage; the whole bounded by high level fencing, being safe for young children and pets.

**DOUBLE GARAGE:** 18'2" x 17'9" with rear pedestrian door, 2 up-and-over doors to the front, raised mezzanine storage area, power & light and driveway parking for 3 cars.



**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Bradford Metropolitan District Council.

**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 9NH**

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**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.

**PRICE: £279,950**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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