



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A VERSATILE 3 BEDROOMED SEMI-DETACHED HOUSE
ARRANGED OVER 3 FLOOR LEVELS WITH PRIVATE
PARKING AND A SMALL GARDEN CLOSE TO THE TOWN
CENTRE**



**7A AIRE VIEW
SILSDEN**

This **three Bedroomed semi-detached family home** has a **generous floor area in excess of 900 sqft** arranged over 3 floor levels, and briefly comprises; to the ground floor an entrance hall with Cloakroom, Kitchen with **new combination boiler** and large Sitting Room with French doors to the rear garden. At first floor level are **2 Bedrooms and a family Bathroom**, to the second floor is a **large Master Bedroom and En-suite Shower Room**. Externally there is a low maintenance garden and **private parking** to the rear courtyard.

The property is located just off the thriving town centre where there is a **good range of everyday shops, services and amenities**. There are excellent transport links by road and rail and the **local primary school** is within comfortable walking distance.

PRICE: £179,500 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Sensibly priced and offered with **no forward chain**, the property in further detail comprises:

TO THE GROUND FLOOR

Timber part glazed entrance door to:

HALL: large area of matted flooring, open spindled staircase to the first floor and vinyl plank flooring.

CLOAKROOM: 6'1" x 2'8" comprising low suite w.c, pedestal wash hand basin, vinyl floor and frosted window.

KITCHEN: 9'11" x 7'7" range of wall and base units with laminate worktops over incorporating stainless steel sink unit and drainer, electric oven and 4 ring gas hob over with concealed extractor, washer plumbing, space for tall fridge freezer, new Main combination boiler, matching vinyl plank flooring and window to the front.



SITTING ROOM: 15'11" x 13'11" with dining area, TV point and fully glazed patio doors to the garden.



TO THE FIRST FLOOR

LANDING: with gable end window.

BEDROOM 2: 13'11" x 10'9" with 2 windows to the rear aspect.

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



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



BATHROOM: 7'6" x 6'1" comprising panelled bath with shower attachment over and curtain with rail, low suite w.c, pedestal wash hand basin, vinyl floor and extractor fan.



TO THE SECOND FLOOR

MASTER BEDROOM: 13'10" x 11'3" with Velux window, small dormer window and deep store cupboard.

EN-SUITE SHOWER ROOM: 7'4" x 4'10" (max) comprising shower cubicle with thermostatic shower, low suite w.c, pedestal wash hand basin, vinyl floor, Velux window and extractor fan.



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TO THE OUTSIDE

Private parking is available in the courtyard to the rear, along with a low maintenance garden, with a small flagged patio and artificial lawn with timber fence boundaries.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band C 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 0AW

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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