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ESTATE AGENTS · VALUERS · LETTING AGENTS

A MODERN 4 BEDROOMED TOWN HOUSE WITH 2 RECEPTION ROOMS, A NEW EXTENDED KITCHEN AND AN INTEGRAL GARAGE SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC BACKING ONTO OPEN FIELDS



19 BUCKDEN COURT SILSDEN

Constructed approximately 25 years ago by **highly regarded local developers Messrs Skipton Properties**, this 4 Bedroomed En-suite family home briefly includes: a new extended Kitchen, 2 Reception Rooms, Cloakroom, Conservatory, Garage & block paved driveway and a sheltered garden backing directly onto open fields.

Buckden Court is located within just a 5 minute walk of the town centre where a wide array of everyday 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: £345,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Viewing is highly recommended to appreciate the feeling of space & quality of the accommodation which in further detail comprises:

TO THE GROUND FLOOR

Part glazed and leaded uPVC door to:

NEW EXTENDED KITCHEN: 19'2" x 9'8" with wall and base units with Quartz worktops over, composite sink & drainer, 5 ring induction hob with contemporary extractor hood over, integrated fridge/freezer, double oven/grill, washer plumbing, Vinyl flooring, ceiling downlights, vertical radiator and windows on 2 sides.



INNER HALL: 10'3" x 6'5" with laminate flooring, open spindled staircase to the first floor and opening to:

DINING ROOM: 12'6" x 9'6" with matching flooring.



CLOAKROOM: with low suite w.c, bracket wash hand basin, tiled floor and extractor fan.

SITTING ROOM: 16'5" x 16'4" with multi fuel stove on marble hearth with Portuguese marble surround & mantel and sliding glazed uPVC doors to:

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



CONSERVATORY: 9'10" x 8'0" with tiled floor, ceiling fan and glazed uPVC door to the garden.

TO THE FIRST FLOOR

LANDING: 13'2" x 11'10" (max L-shaped) with ladder to the loft and cupboard housing the Worcester combination boiler.

BEDROOM 1: 12'6" x 9'10" with hilltop views.



EN-SUITE: 7'1" x 2'10" with low suite w.c, bracket wash hand basin, shower enclosure with folding glass door, tiled walls & floor and extractor fan.

BEDROOM 2: 16'5" x 9'0" (over the garage) with attic storage and views from windows to the front & rear.

BEDROOM 3: 9'11" x 9'6" with views over the rear garden and fields beyond.



BEDROOM 4: 9'5" x 6'8" with views over the rear garden and fields beyond.

BATHROOM: 7'3" x 6'3" with suite comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash hand basin, ceiling downlights, tiled walls & floor, extractor fan and window with frosted glass.

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TO THE OUTSIDE

There is a block paved parking space to the front giving access to the **INTEGRAL GARAGE:** 16'9" x 9'0" with electric roller shutter door, part glazed rear door to the garden, washer plumbing and power & light.

The rear garden is part flagged and lawned enclosed by secure panelled fencing and backing directly onto fields.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band D levied by Bradford Metropolitan 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 9LY

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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