



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GENEROUSLY PROPORTIONED TWO BEDROOMED
FIRST FLOOR FLAT WITH DRIVEWAY PARKING AND A
LARGE ENCLOSED GARDEN LOCATED WITHIN WALKING
DISTANCE OF THE TOWN CENTRE**



**15 NORTH DENE ROAD
SILSDEN**

Being one of only 4 properties within the building, this **well presented and generously proportioned first floor flat** has the unique advantage of **private driveway parking for 2 vehicles, and a large enclosed garden** to the rear. Internally the flat provides 2 large double Bedrooms, a Sitting Room, Kitchen and modern Bathroom, with the additional benefits of new uPVC windows and combination boiler.

The thriving town centre offers a good range of everyday shops, services & amenities. There are also **excellent transport links by road & rail** and the **local primary school is within comfortable walking distance**.

PRICE: £132,500 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Offered with **no forward chain**, and representing **sensible value for money** for a property of this size, the flat in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door with glazed side panel to:

LARGE ENTRANCE HALL: 9'0" x 4'6" with tiled floor, space for coat hooks and shoe rack and staircase to the first floor.

TO THE FIRST FLOOR

LANDING: with access to part boarded roof void.

SITTING ROOM: 14'6" x 12'4" with coal effect gas fire with timber surround and mantel.



KITCHEN: 8'7" x 8'6" range of wall and base units with laminate worktops over incorporating electric oven, 4 ring gas hob with concealed extractor hood over, stainless steel sink unit and drainer, vinyl floor, tiled splash back, cupboard housing the Baxi combination boiler, washer plumbing and window with views over the garden.



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 1: 12'4" x 11'7" with windows to 2 sides.

BEDROOM 2: 11'8" x 11'2" with views over the garden to the rear and over the roof tops across the valley.



BATHROOM: 6'6" x 5'5" comprising panelled bath with thermostatic shower over with glass screen, low suite w.c with concealed cistern, wash hand basin with cupboard below, chrome ladder towel rail, tiled floor and frosted uPVC window.



TO THE OUTSIDE

There is gravelled driveway parking to the front with steps and a flagged pathway leading to the large enclosed rear garden, being bounded by high level timber fencing and mainly laid to lawn with a flagged patio and lower gravelled area with a timber shed. There is also a small outbuilding which provides additional storage.

N.B. The neighbour has a right of access across the back for wheelie bins and the right to hang washing out on the line.

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

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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 9NW

TENURE: The property is leasehold with a lease term of 125 years from November 1990, there is an annual service charge and ground rent payable of £223.74.

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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