



**20 BREAKMOOR AVENUE
SILSDEN**



**A SUPERBLY PRESENTED & EXTENDED
4 BEDROOMED DETACHED FAMILY HOME
WITH A GARAGE, DRIVEWAY PARKING AND
AN ENCLOSED GARDEN LOCATED ON
A QUIET CUL-DE-SAC**

PRICE: £399,950

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Occupying a favourable position in the highly regarded location of Breakmoor Avenue, **this extended 4 Bedroomed detached property has been the subject of considerable improvement by the current owners**, now providing a superb ready-made family home extending to approximately 1300 sq ft.

The accommodation briefly comprises: **Entrance Hall with Cloakroom, extended Living & Dining Kitchen with bi-fold doors to the rear, Snug with a solid fuel stove and a further Dining / Sitting Room.** To the first floor there are **4 Bedrooms and a family Bathroom**, being immaculately presented throughout. Externally there is **driveway parking for 2/3 cars, a Detached Garage and a private enclosed garden.**

Silsden is a thriving semi-rural town which provides a good range of shops & facilities with Skipton, Keighley and Ilkley all situated within 15 minutes travelling distance by car and **the larger business centres of Leeds, Harrogate and Bradford also within reasonable daily commuting distance.**

This ready-made family home is highly recommended for closer inspection and in further detail comprises:

Part glazed composite door to:

ENTRANCE HALL: with open spindled staircase to the first floor, wall light point and useful understairs store cupboard. **BEDROOM 1:** 12'6" x 10'5" with windows on 2 sides and coved ceiling.

CLOAKROOM: 6'3" x 2'9" with low suite w.c with concealed cistern, wash hand basin with drawers below, part tiled walls, frosted uPVC window and Vinyl floor. **BEDROOM 2:** 11'6" x 7'6" with range of fitted cupboards.

LIVING & DINING KITCHEN: 27'8" x 20'4" (L-shaped) with range of wall and base units with Quartz worktops over, range of integrated appliances including AEG electric oven & microwave, Hoover dishwasher, undercounter fridge & freezer and wine cooler, recessed stainless steel sink unit, Zanussi induction hob with feature extractor hood over, large peninsular island with breakfast bar seating and Vinyl floor and generous **LIVING SPACE** with lantern roof light and bi-folding doors to the rear garden.



BEDROOM 3: 9'7" x 6'3".

BEDROOM 4: 11'5" x 6'2" (max) with deep store cupboard housing the Ideal combination boiler and views over roof tops to open fields & countryside.



SNUG: 14'6" x 10'3" with opening to kitchen, solid fuel stove recessed to chimney breast, gable end window, coved ceiling and dado rail.

DINING / SITTING ROOM: 10'4" x 9'4" with bay window, gable end window and coved ceiling.

TO THE FIRST FLOOR

LANDING: large arched gable end window, 3 wall light points, and access to part boarded roof void.



BATHROOM: 8'3" x 5'9" with 4 piece suite comprising panelled bath with hand held shower attachment, corner cubicle with thermostatic shower, low suite w.c, wash hand basin, tiled walls & floor, chrome ladder towel rail, frosted uPVC window, boarded ceiling and extractor fan.

TO THE OUTSIDE

There is a driveway providing parking for 2/3 cars, having a tarmacadamed foregarden with block paved edging, external lights and stone wall perimeter with pedestrian access to the rear garden.

There is also a **DETACHED GARAGE:** 17'9" x 8'9" with up-and-over door, power & light, washer and dryer plumbing, side window and pedestrian door.

There is a large rear flagged patio with a further raised patio with a lawn, planted borders, a useful log store to the rear of the garage and a large enclosed store to the gable end.

There is also an open sheltered garden room / barbeque area with power; the whole garden being enclosed and secure for those with young children & pets.



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

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



POST CODE: BD20 9PW

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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