



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 bifold 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:

floor, wall light point and useful understairs store cupboard.

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

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.



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.

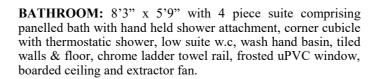
ENTRANCE HALL: with open spindled staircase to the first BEDROOM 1: 12'6" x 10'5" with windows on 2 sides and coved ceiling.



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.





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

There is also a **DETACHED GARAGE:** 17'9" x 8'9" with upand-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 POST CODE: BD20 9PW 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 VIEWING: Please contact the Selling Agents, Messrs. Wilman those with young children & pets.





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

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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