



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

AN EXCITING OPPORTUNITY TO PURCHASE A TERRACED PROPERTY CURRENTLY COMPRISING TWO ONE BEDROOMED APARTMENTS IN A PRIME CENTRAL LOCATION – FOR SALE AS A WHOLE OR INDIVIDUALLY



18 & 18A BRIGGATE SILSDEN

This **excellent investment opportunity** currently comprises **2 individual 1 bedroomed apartments** located at the **heart of the bustling town centre**. Offers will also be considered for each apartment individually subject to the change of the existing freehold title.

Number 18, accessed directly from Briggate, has **recently been the subject of refurbishment** and briefly comprises an open plan Kitchen and Sitting Room, with a Bedroom and En-suite Shower Room to the rear.

**PRICE: AS A WHOLE AT £165,000
OR SEPARATELY : No 18 - £75,000 & No 18A - £90,000**

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Number 18A, accessed from the rear of Briggate, is found at first floor level and comprises a Bedroom, Sitting Room, Kitchen and Shower Room, and although ideally requiring some further investment has the **added benefit of a pleasant sitting out area to the rear by the beck.**

Silsden is a highly regarded community with many independent shops & retailers, 2 major supermarkets and a variety of restaurants and public houses, also being within walking distance or a short drive of the railway station in Steeton which provides a regular service to the larger towns and cities of Skipton, Leeds & Bradford.

Ideal for the investment market or possibly first time buyers, the accommodation in more detail comprises:

TO THE GROUND FLOOR

No 18: - £75,000

Accessed from Briggate, and with electric heating:

Part glazed timber door to:

Open plan **SITTING ROOM** and **KITCHEN**: 14'6" x 13'2" with range of wall and base units with Oak effect laminate worktops over incorporating electric oven and four ring electric hob with concealed extractor hood over, stainless steel sink and drainer with electric water heater, washer plumbing and vinyl floor.

SITTING ROOM AREA: with feature Inglenook fireplace.



BEDROOM: 8'9" x 6'2" window to the rear and useful store/wardrobe area off.

SHOWER ROOM: 7'2" x 6'2" comprising walk in shower cubicle with electric shower, low suite w.c, wash hand basin, boarded walls, vinyl floor, chrome electric towel rail, extractor fan and frosted uPVC window.

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



No: 18A - £90,000

Accessed from the rear of Briggate, and with electric heating:

Timber entrance door with internal staircase to first floor.

First Floor: **LANDING.**

BEDROOM: 9'5" x 9'0" with raised storage cupboards and window with views over the beck.

SITTING ROOM: 14'7" x 12'0" (max) with roof void access and window to the front.



KITCHEN: 6'6" x 5'9" with range of wall and base units with laminate worktops over incorporating stainless steel sink unit and drainer with electric hot water heater, space for washer and plumbing, window to front and vinyl floor.

SHOWER ROOM: 6'7" x 5'0" with corner shower cubicle with electric shower, low suite w.c., pedestal wash hand basin, extractor fan, Vinyl floor, wall heater and roof void access.

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TO THE OUTSIDE

There is a flagged yard to the rear with a raised planter, this being a pleasant sitting out area adjacent to the beck with high level stone walls. Number 18 benefits from a right of way over this area for bin storage. Should the flats be sold separately, the vendor is possibly prepared to negotiate sharing the outside space between both properties.



SERVICES: Mains 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.

COUNCIL TAX BAND: Verbal enquiry reveals that Flat 18 has been placed in Council Tax Band A and 18A in Council Tax Band A.

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

POST CODE: 18 - BD20 9JT 18A – BD20 9JS

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.

PRICE: £165,000 for the whole or £75,000 (No.18) and £90,000 (No.18A).

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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