



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A 3 BEDROOMED SEMI-DETACHED FAMILY HOME WITH
A GARAGE, GARDEN AND PARKING PLEASANTLY
TUCKED AWAY BUT ALSO WITHIN SHORT WALKING
DISTANCE OF THE TOWN CENTRE**



**7 LINTON AVENUE
SILSDEN**

Constructed approximately 25 years ago by highly regarded local developers Messrs Skipton Properties, this family home now requires cosmetic improvements throughout, but gives purchasers the opportunity to upgrade décor and fixtures & fittings to their taste, briefly comprising: 2 Reception Rooms, Kitchen, Cloakroom, House Bathroom, 3 Bedrooms, Garage & driveway and a generous garden.

Linton Avenue 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: £275,000 – 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 priced to reflect any necessary improvements, and with added benefit of solar panels, the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: with multi-paned inner door to:

DINING ROOM: 12'9" x 9'7" with laminate floor, coved ceiling, 2 wall light points and opening to:



INNER HALLWAY: with matching laminate floor and spindled staircase to the first floor with useful store cupboard under.

CLOAKROOM: with low suite w.c, corner wash hand basin, alarm control panel and extractor fan.

KITCHEN: 9'7" x 6'3" with range of wall and base units with laminate worktops over incorporating electric oven, 4 ring gas hob with concealed extractor hood over, 1½ bowl stainless steel sink unit & drainer, windows on 2 sides, Vinyl floor, space for undercounter fridge and washer plumbing.



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



SITTING ROOM: 16'6" x 16'0" (max L-shaped) with coal effect gas fire with timber surround & mantel, coved ceiling and fully glazed sliding patio doors to the garden.

TO THE FIRST FLOOR

LANDING: with access to a superb fully boarded loft space via pull down aluminium ladder and deep store cupboard over the stairs housing the Worcester combination boiler.

BEDROOM 1: 16'3" x 9'8" with coved ceiling and views over the garden to the rear.

BEDROOM 2: 12'6" x 9'8" with coved ceiling and views across the valley.



BEDROOM 3: 9'3" x 6'5" with coved ceiling.

BATHROOM: 7'2" x 6'4" with 4 piece suite comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, bidet, pedestal wash hand basin, frosted uPVC window, shaver socket and extractor fan.



TO THE OUTSIDE

To the front there is a tarmac drive with parking for 2 cars and a low maintenance foregarden with a raised planter and established borders.

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GARAGE: 16'3" x 8'8" with electric up-and-over door, power & light, cold water tap and a rear pedestrian door to the garden.

The rear garden is well proportioned and is enclosed by boundary walls and timber fencing.



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. Solar panels are also installed at the property.

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

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

POST CODE: BD20 9LE

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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