



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

## REQUIRING FULL MODERNISATION

**A WELL PROPORTIONED 3 BEDROOMED END TOWN HOUSE  
WITH GENEROUS GARDENS & OFF-ROAD PARKING  
SITUATED ON A POPULAR RESIDENTIAL CUL-DE-SAC**



### **3 KENT AVENUE SILSDEN**

**Situated on a popular cul-de-sac at the end of a row of 4 town houses, this spacious property provides traditionally designed family accommodation including a Hallway, Utility, 2 Reception Rooms and 3 well proportioned Bedrooms, being complemented by larger than average gardens on three sides and private off road parking.**

Silsden is a highly regarded town with many independent shops & retailers, **2 major supermarkets and a variety of restaurants & 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.**

## **PRICE: £180,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Requiring full modernisation throughout but **having considerable further potential and offered with no forward chain**, the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

**PORCH:** 3'9" x 3'7" with windows on 2 sides and inner door to

**ENTRANCE HALL:** 13'11" x 6'9" with staircase to the first floor.

**SITTING ROOM:** 12'2" x 15'9" (into bay window) with gas fire and folding doors to:



**DINING ROOM:** 9'6" x 8'11" with laminate flooring and Vaillant combination boiler.

**KITCHEN:** 10'1" x 8'4" with wall and base units, worktops, sink unit & drainer, oven with gas hob and stable style door to:

**SIDE HALL:** 6'3" x 3'2" with external stable style door and access to a useful **STORE:** 5'7" x 3'2" and **UTILITY:** 5'2" x 3'6".



### **TO THE FIRST FLOOR**

**LANDING:** 9'5" x 6'9" with gable end window and fitted cupboard.

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:** 14'0" x 11'7" with far reaching views.

**BEDROOM 2:** 10'1" x 9'7" with view over the rear garden.



**BEDROOM 3:** 8'6" x 7'7" with far reaching views.

**BATHROOM:** 9'0" x 5'7" comprising panelled bath with shower over, low suite w.c, wash hand basin and window with frosted glass.



### **TO THE OUTSIDE**

There are generous gardens to the front, side & rear including a driveway which provides off road parking.

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

**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.

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**POST CODE: BD20 0BU**

**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** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

**PRICE: £180,000**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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