



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN 3 BEDROOMED SEMI-DETACHED HOUSE
WITH DRIVEWAY PARKING AND A SECURE GARDEN
SITUATED ON A POPULAR NEW DEVELOPMENT
BY BARRATT HOMES**



**22 STEPHENSON DRIVE
SILSDEN**

Constructed just over 4 years ago and consequently benefitting from the remainder of a 10 year NHBC Buildmark Warranty, this light & airy family home is presented to a high standard throughout and is ready-made for a variety of prospective purchasers.

The property provides conventional living accommodation including: a **Hallway & Cloakroom**, generous **Sitting Room**, full width **Dining Kitchen** with doors to the garden, **3 well planned Bedrooms** (one with En-Suite) and a stylish **House Bathroom**. Externally the property benefits from **driveway parking for 2 cars** and a **family friendly low maintenance garden** with a favourable southerly aspect.

PRICE: £254,750

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Being within **comfortable walking distance of a useful range of amenities in the town centre and a 10-15 minute walk to Steeton & Silsden train station**, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALLWAY: with stairs to the first floor.

CLOAKROOM: 5'0" x 3'0" with low suite w.c, pedestal wash hand basin, Vinyl floor and extractor fan.

SITTING ROOM: 16'0" x 11'0" (max) with TV & telephone points.



DINING KITCHEN: 14'10" x 10'0" with range of wall and base units with contrasting worktops over incorporating electric oven and four ring gas hob with concealed extractor hood over, stainless steel sink unit and drainer, integrated fridge freezer, space for integrated washing machine, integrated slimline dishwasher, cupboard housing the Ideal combination boiler, Vinyl floor, space for dining table, useful understairs store cupboard and fully glazed patio doors to the garden.



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



TO THE FIRST FLOOR

LANDING: with access to the roof void and useful store cupboard over the stairs.

BEDROOM 1: 11'0" x 8'0" with fitted wardrobes.

EN-SUITE SHOWER ROOM: 8'0" x 4'0" (L-shaped max) comprising shower cubicle with electric shower and folding glass door, low suite w.c, pedestal wash hand basin, Vinyl floor, shaver socket and extractor fan.



BEDROOM 2: 10'0" x 8'0".

BEDROOM 3: 8'0" x 6'0".



BATHROOM: 6'0" x 5'0" comprising panelled bath with part tiled walls, low suite w.c, pedestal wash hand basin, Vinyl floor, frosted uPVC window and extractor fan.

TO THE OUTSIDE

There is a double width driveway providing parking for 2 cars and a flagged pathway with a pedestrian gate to the rear garden. There is also an outside light & power point.

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To the rear there is a flagged patio with a cold water tap, a lawn and an area of decking to the lower garden with space for a timber shed. The garden is bounded by high level timber fencing, being safe and secure for young children & pets and enjoying a favourable aspect on the south side.



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.

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

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

POST CODE: BD20 0FU

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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