



**1 CALDER WAY
SILSDEN**



**A SIGNIFICANTLY IMPROVED & EXTENDED END
TOWN HOUSE WITH VERSATILE 3/4 BEDROOMED
ACCOMMODATION COVERING 3 FLOORS
BACKING DIRECTLY ONTO THE LEEDS
LIVERPOOL CANAL WITH FABULOUS ELEVATED
VIEWS ACROSS THE VALLEY**

PRICE: £489,950

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Forming part of a fashionable courtyard development directly overlooking the Leeds Liverpool Canal with fabulous views across the Aire Valley, this 3 storey end town house has been extended to circa 1700 sq ft, having a versatile layout, of likely appeal to a variety of prospective purchasers seeking a property completed to a very high standard of finish with no further expenditure required.

The impressive accommodation includes a **welcoming Entrance Hall/Boot Room, 2 generous ground floor Bedrooms, an En-Suite 4 piece Bathroom and a Utility.** There is a **Shower Room and 2 additional Bedrooms** to the lower ground floor (one could be used as a second reception room with access to the south facing garden on the canal side). The top floor includes a **further Shower Room, a generous Sitting Room and an open plan Dining Kitchen, both enjoying superb elevated views from balconies accessed via Bi-fold doors.**

Calder Way is located within comfortable walking distance of the town centre where a wide array of everyday services are available including supermarkets, pubs, cafes, restaurants and independent retailers. **Steeton & Silsden railway station also provides direct links via the Airedale line to the larger centres of Skipton, Keighley and Leeds.**

Having private parking, an easily maintained garden on the south/canal side and the benefit of highly energy efficient solar panels & battery storage, closer inspection is highly recommended to appreciate the feeling of space & quality of accommodation which comprises in detail:

THE GROUND FLOOR

OPEN PORCH: with part glazed composite door to:

HALL / BOOT ROOM: 10'3" x 7'5" with half panelled walls and high quality LVT flooring (underfloor heating).



BEDROOM 2: 11'2" x 7'10".



INNER HALL: 14'2" x 6'0" with high quality LVT flooring, half panelled walls, windows to the side & front (including feature porthole window) and spindled open staircase to the first & lower ground floors.

MASTER BEDROOM: 17'9" x 13'10" with range of high quality fitted wardrobes and windows on 2 sides including lovely views over the canal and across the valley,



EN-SUITE: 7'10" x 6'9" comprising spa bath, separate corner shower with sliding glass door, low suite w.c, wash hand basin with cupboard under, chrome ladder radiator, ceiling downlights, underfloor heating, cupboard housing the Ideal combination boiler, part tiled walls and window with fitted blind overlooking the canal.

UTILITY: 8'0" x 6'3" with wall and base units, worktops, washer plumbing, Vinyl flooring and space for further white goods.

THE LOWER GROUND FLOOR

HALL: 10'8" x 6'0" with half panelled walls and Oak flooring.



GARDEN ROOM / BEDROOM 4: 17'10" x 13'9" with Oak flooring, fitted bookshelves, Bi-fold doors to the rear garden and 2 wall light points

INNER HALL: 7'3" x 5'1" with matching Oak flooring, wall light point and opening to:

BEDROOM 3: 16'2" x 7'11" with matching Oak flooring, glazed bi-fold doors to the rear garden and large **WALK-IN WARDROBE:** 7'11" x 4'11" with mirror fronted sliding doors.



SHOWER ROOM: 7'3" x 4'10" with walk-in shower with fixed glass screen, low suite w.c, wash hand basin with cupboard under, chrome ladder radiator, tiled floor, part tiled walls, extractor fan and ceiling downlights.

THE FIRST FLOOR

LANDING: with gable end window and access to attic space via extending ladder (fully boarded and providing excellent storage).

SITTING ROOM: 17'7" x 12'4" with coal effect gas fire in feature fireplace, ceiling downlights, part vaulted ceiling with exposed beams and Bi-fold doors to a porcelain tiled balcony with cast iron railings and fabulous views.

SHOWER ROOM: 8'0" x 6'9" (max L shape) with shower enclosure, low suite w.c, wash hand basin with cupboard under, chrome ladder radiator, underfloor heating, ceiling downlights, half panelled walls and window with frosted glass.

KITCHEN: 14'2" x 10'4" with Oak flooring, range of hand-made wall and base units with composite sink unit with waste disposal, Quartz worktops, AEG oven & induction hob with Quartz splash back & concealed extractor hood over, tall integrated fridge, integrated Bosch dishwasher, Velux & dormer front window, vertical radiator and open plan layout to:

DINING ROOM: 10'10" x 9'8" with Oak flooring, fitted dresser and Bi-fold doors to a porcelain tiled balcony with cast iron railing and lovely views over the canal & distant hills.

TO THE OUTSIDE

There is private parking immediately to the front and a secure gate to the gable end giving access to the canal side.

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



The rear garden is majority flagged for ease of maintenance and includes a pergola and mature shrubs & plants. The whole enjoys a lovely aspect on the south side backing immediately onto the canal. There is a also a recently installed garden pod (which could be available by separate negotiation).



SERVICES: Mains water, drainage, gas and electricity are connected to the property. Solar panels and a battery are installed which generate circa £1750 per year with surplus energy sold back to the grid. 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: Verbal enquiry reveals that this property has been placed in Council Tax Band E.

POST CODE: BD20 0QU

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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333. Please note we are joint Agents with Messrs. Wilman & Lodge in Silsden.

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

