



# wilman&wilman

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**A SPACIOUS 3 BEDROOMED TOWN HOUSE WITH A SUPERB NEWLY EXTENDED KITCHEN, DRIVEWAY PARKING AND A LOW MAINTENANCE GARDEN BACKING DIRECTLY ONTO THE CANAL CLOSE TO THE TOWN CENTRE**



**11 MONKMANS WHARF  
SILSDEN**

Pleasantly located backing directly onto the canal with long distance views towards the hills, this deceptively spacious 3 Bedroomed town house benefits from a recently extended & newly installed Breakfast Kitchen, a full depth Sitting Room with Dining Area, a house Bathroom and En-suite Shower Room to the Master Bedroom, a useful half Garage, driveway parking and low maintenance gardens; standing within comfortable walking distance of the town centre.

**PRICE: £319,950 – NO CHAIN**

**Tel: 01535 637333**

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

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



The property would **suit a growing family or those looking to downsize**, but does now ideally require some further upgrades, most notably to the Bathroom, **giving prospective new owners the opportunity to put their own stamp on the fixtures & fittings.**

**Silsden is a very popular semi-rural town in the Aire Valley** known for having a new well respected primary school, 2 supermarkets and a variety of independent shops & restaurants; also being **well connected via Steeton & Silsden Railway Station which provides regular links to the larger business centres of Skipton, Leeds & Bradford.**

**Offered with no forward chain**, the accommodation in further detail comprises:

### **TO THE GROUND FLOOR**

Part glazed uPVC entrance door with part glazed side panel to:

**ENTRANCE HALL:** with open spindled staircase to the first floor, laminate floor, storage cabinet, useful deep understairs store cupboard and access to the half garage.

**CLOAKROOM:** 4'1" x 2'3" with matching flooring, low suite w.c with macerator, bracket wash hand basin and part tiled walls.

**BREAKFAST KITCHEN:** 18'9" x 12'7" (max L-shaped) with extensive range of wall and base units with contrasting working surfaces over incorporating double electric Neff oven, Neff electric hob with extractor hood over, recessed ceramic sink, integrated Neff dishwasher, space and plumbing for washing machine, cupboard housing the Worcester combination boiler, breakfast bar seating, Oak flooring and stable style uPVC fully glazed door with views over the canal.



**SITTING AND DINING ROOM:** 27'3" x 10'8" a large open plan space with superb views over the canal, space for a dining table, matching flooring, feature solid fuel stove with exposed flue, fully glazed door and side window 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 drop down ladder to the boarded loft and deep storage cupboard.

**BEDROOM 1:** 13'4" x 8'9" with range of fitted wardrobes and views over the canal.

**EN-SUITE SHOWER ROOM:** 7'0" x 5'8" comprising corner shower enclosure with thermostatic unit, low suite w.c, wash hand basin, fully tiled walls and floor, chrome ladder towel rail, frosted window and extractor fan.



**BEDROOM 2:** 11'1" x 11'0" (plus range of fitted wardrobes) with views over the canal.

**BEDROOM 3:** 9'4" x 7'9" with similar views.



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**BATHROOM:** 11'0" x 5'5" comprising bath with thermostatic shower over with glass screen, low suite w.c, pedestal wash hand basin, extractor fan and frosted window.

### **TO THE OUTSIDE**

There is a block paved driveway providing parking for 2 cars and a low maintenance pebbled foregarden with some established planting.

**HALF GARAGE / STORE:** 9'0" x 7'4" with roller shutter door, cold water tap, storage shelving, power and light.

The rear low maintenance garden backs directly onto the canal and comprises a large block paved patio area, gravelled areas with established planting and an area of timber decking immediately adjacent to the canal.

There are views towards Cowling Pinnacle in the distance, the whole having a favourable southerly aspect. There is a pedestrian right of way across the garden for the neighbouring properties and number 11 enjoys a right of access through the neighbouring garden.



**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:** Band D.

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

**POST CODE:** BD20 0DW

**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:** £319,950

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

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