



wilman&wilman

3 WASHBURN COURT SILSDEN



**A SIGNIFICANTLY IMPROVED TOWN HOUSE WITH
VERSATILE 3/4 BEDROOMED ACCOMMODATION
COVERING 3 FLOORS BACKING DIRECTLY
ONTO THE CANAL WITH SUPERB ELEVATED
VIEWS ACROSS THE VALLEY**

PRICE: £362,500

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Forming part of a series imaginative canal side courtyard developments, this interesting town house has been significantly improved by the current owners, providing **versatile 3/4 Bedroomed family accommodation over 3 floors**, also including a **generous easily maintained garden on the south side and a balcony with fabulous elevated views over the canal & across the valley.**

The beautifully presented accommodation includes a good sized ground floor **Study, Snug or 4th Bedroom with glazed doors to the balcony** and a modern House Bathroom, complemented by **3 first floor Double Bedrooms and a large En-Suite Shower Room.** The principal living space is to the lower ground floor comprising a **full depth open plan Dining/Living Room, a Utility and an upgraded Dining Kitchen with Quartz worktops**, each having immediate access to the garden via sliding glazed doors at canal level.

Washburn Court 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 driveway parking in front of an integral Garage, the property is recommended for closer inspection and in detail comprises:

THE GROUND FLOOR

Covered entrance with part glazed uPVC door to:

HALL: 15'4" x 5'11" with Karndean flooring, porthole style window and stairs to the first & lower ground floor.



BATHROOM: 8'0" x 7'6" with contemporary suite comprising panelled bath with shower over & glass screen, pedestal wash basin, low suite w.c, ladder radiator, tiled floor, extractor fan and window with frosted glass.



STUDY/SNUG/BEDROOM 4: 13'10" x 12'7" with sliding glazed doors to a **BALCONY:** 9'4" x 3'7" with lovely views over the canal.

THE LOWER GROUND FLOOR

DINING ROOM: 13'10" x 11'6" with opening to:

SITTING ROOM: 13'10" x 9'0" with glazed doors to the rear garden and views over the canal.



DINING KITCHEN: 17'5" x 8'7" with range of modern units in white gloss, Quartz worktops, stainless steel sink unit, Bosch appliances including 4 ring induction hob with concealed extractor hood over, eye level oven & grill/microwave, integrated AEG dishwasher, laminate flooring, and dining area with sliding glazed doors to the garden with views over the canal.

UTILITY: 8'3" x 3'3" with matching flooring and purpose fitted enclosure for washer & dryer.

THE FIRST FLOOR

LANDING: 10'10" x 5'11" (L-shape) with access to loft.



MASTER BEDROOM: 13'1" x 11'6" with fitted furniture including wardrobes, bed side tables, dressing table & drawers.



EN-SUITE: 8'7" x 8'1" with new suite comprising large walk-in shower with foxed glass screen, bracket wash basin, low suite w.c, ladder radiator, half tiled walls, tiled floor, extractor fan and window with frosted glass.

BEDROOM 2: 12'5" x 11'8" with fitted wardrobes & drawers and far reaching views over the canal.



BEDROOM 3: 10'10" x 9'1" (max) with far reaching views over the canal.

TO THE OUTSIDE

There is private parking on a driveway immediately to the front giving access to the **INTEGRAL GARAGE:** 16'7" x 8'8" with cold water tap, power & light, combination boiler, rear window and up-and-over door.

The generous rear garden is flagged for ease of maintenance with panelled fencing to the sides and a lovely open southerly aspect directly overlooking the canal.

SERVICES: Mains water, drainage, gas 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.

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



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

POST CODE: BD20 0QZ

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.

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

