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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUPERBLY PRESENTED 3 BEDROOMED END TOWN HOUSE WITH DOUBLE WIDTH DRIVEWAY PARKING AND A SECURE GARDEN SITUATED ON A POPULAR NEW DEVELOPMENT CLOSE TO THE TOWN CENTRE**



## **3 FITCH DRIVE SILSDEN**

**Constructed in 2022 by Messrs Barratt Homes, this impressive end town house is presented to a show home standard and provides **double width driveway parking with a wider garden than the adjoining properties.** The accommodation briefly comprises a **Hallway & Cloakroom**, large Sitting Room and a **Dining Kitchen with doors to the garden** complemented by **3 Bedrooms (one with an En-Suite)** and a **House Bathroom.****

**Silsden is a very popular Aire Valley town, providing a variety of eateries & pubs, independent shops, 2 major supermarkets and being well connected via Steeton & Silsden train station to Skipton, Ilkley, Bradford & Leeds.**

## **PRICE: £259,950**

**Tel: 01535 637333**

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

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



Benefitting from the remainder of a 10 year NHBC building warranty and providing all of the expected advantages of a modern home, the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed composite door to:

**HALLWAY:** with staircase to the first floor and laminate flooring.

**CLOAKROOM:** 5'3" x 2'11" comprising low suite w.c, pedestal wash hand basin, Vinyl flooring and extractor fan.

**SITTING ROOM:** 16'3" x 11'8" (max) a versatile room which could accommodate a study area, having laminate flooring and wall TV point.



**DINING KITCHEN:** 15'0" x 10'5" with range of wall and base units with contrasting laminate worktops over, Zanussi electric oven & 4 ring gas hob with stainless steel extractor hood over, washer & dishwasher plumbing, cupboard housing the Ideal combination boiler, matching laminate flooring, space for fridge freezer, useful understairs store cupboard, generous **DINING AREA** and fully glazed doors to the rear 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 roof void and useful store cupboard over the stairs.

**BEDROOM 1:** 11'9" x 8'5" with wall TV point and recess for wardrobe.

**EN-SUITE:** 8'5" x 4'5" (max L-shape) comprising tiled shower enclosure with electric unit, low suite w.c, pedestal wash hand basin, Vinyl flooring, extractor fan and shaver socket.



**BEDROOM 2:** 10'4" x 8'5".

**BEDROOM 3:** 8'10" x 6'3".



**BATHROOM:** 6'3" x 5'6" comprising panelled bath with hand held shower attachment, low suite w.c, pedestal wash hand basin, Vinyl flooring, frosted uPVC window, extractor fan and part tiled walls.

## **TO THE OUTSIDE**

There are 2 parking spaces on a driveway to the front, an electric car charging point and an outside light, having a path to the gable end giving gated access to the rear garden.

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The rear garden comprises a flagged patio with a cold water tap & power point and a large lawn; the whole being enclosed by high level timber fencing providing security & privacy.



**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 0FL

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

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