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**11 BRACKEN GHYLL DRIVE
SILSDEN**



**A WELL PRESENTED DETACHED FAMILY
HOME WITH 3 DOUBLE BEDROOMS, A
GARAGE & LOVELY GARDENS OCCUPYING A
GENEROUS PLOT TOWARDS THE HEAD OF A
HIGHLY REGARDED CUL-DE-SAC**

PRICE: £385,000 - NO CHAIN

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





Occupying a favourable position towards the head of the cul-de-sac, this spacious Detached family home has **only been occupied by one family since its original construction.**

The internal layout was personally designed by the owner and briefly comprises: a **Hallway with Cloakroom**, Sitting Room with connecting doors to a Dining Room and adjoining Kitchen and a **Conservatory with doors to the garden and lovely elevated views.** There is a **very generous Landing which could be used as a Home Office space**, complemented by **3 generous Double Bedrooms, an En-suite Shower Room and a large family Bathroom;** the whole being very well presented & maintained.

Bracken Ghyll Drive is pleasantly located on the fringe of the town but only a 10 minute walk to the centre where there is a large range of services including 2 supermarkets, cafes, pubs & restaurants, a large new primary school, **a well connected bus service and nearby Steeton & Silsden train station provides links to Skipton, Leeds and Bradford.**

Ready for immediate occupation and offered with no forward chain, the accommodation in further detail comprises:

Part leaded & glazed door to:

HALL: with staircase to the first floor, coved ceiling, telephone point and useful understairs store cupboard.

CLOAKROOM: 6'7" x 3'6" comprising low suite w.c, pedestal wash hand basin, vinyl floor and frosted uPVC window.

SITTING ROOM: 17'5" x 14'0" with coal effect gas fire with brick surround, flagged hearth & timber mantel, coved ceiling and multi-paned doors to:



DINING ROOM: 14'11" x 10'7" with coved ceiling and door to hallway.

CONSERVATORY: 11'3" x 8'2" with tiled floor, superb elevated views over the town and glazed sliding door to the garden.

KITCHEN: 11'10" x 10'6" with range of wall and base units with laminate worktops over incorporating 1½ bowl acrylic sink unit & drainer, electric oven and separate grill, 4 ring gas hob with concealed extractor hood over, space for tall fridge freezer, washer and dishwasher plumbing, views across the valley and part glazed door to the garden.



TO THE FIRST FLOOR

LANDING: a generous space (having potential to be used as a home office) with gable end window, coved ceiling and large airing cupboard housing the Main combination boiler.

BEDROOM 1: 15'2" x 12'11" (max) with coved ceiling.



EN-SUITE SHOWER ROOM: 7'4" x 6'0" comprising large walk-in shower enclosure with boarded walls and thermostatic unit, low suite w.c, pedestal wash hand basin, vinyl floor, part tiled walls and frosted uPVC window.



BEDROOM 2: 12'0" x 11'8" with lovely elevated long distance views.

BEDROOM 3: 11'9" x 9'2" with coved ceiling, roof void access and similar long distance views.



BATHROOM: 10'6" x 7'5" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c, bidet, pedestal wash hand basin, part tiled walls, frosted uPVC window and coved ceiling.

TO THE OUTSIDE

GARAGE: 17'10" x 8'10" with power & light, up-and-over door and cold water tap.

To the front there is driveway parking for 1 car, a shaped lawn with planted borders and a flagged patio. Being detached there is access to the rear garden via both sides of the property.

At the rear there is a flagged patio, large lawn and a further lower patio, the whole having elevated views across Silsden with a mix of boundary styles including fencing and hedging.



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.

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

POST CODE: BD20 9QT

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

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

