



44 & 45 BRIDGE ROAD SILSDEN



**A RARE OPPORTUNITY TO ACQUIRE A HIGHLY
INDIVIDUAL DETACHED PROPERTY WITH
SIGNIFICANT POTENTIAL OCCUPYING LARGE
GROUNDS INCLUDING A GARAGE & WORKSHOP
SITUATED IN THE TOWN CENTRE**

PRICE: £320,000

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





This interesting stone built family home originally formed 2 smaller cottages but **now covers 1200 sq ft including 3 Bedrooms and 3 Reception Rooms (plus a further 600 sq ft cellar with full head height & considerable further potential)**, providing a rare opportunity to acquire a **detached standalone property occupying extensive gardens & grounds which include a garage, outbuildings and private parking**, commodities which are very difficult to find in this price range so close to the town centre.

Bridge Road is conveniently located in the town centre where a wide array of everyday services are available including supermarkets, pubs, independent retailers and a new primary school. **Steeton & Silsden railway station also provides direct links via the Airedale line to the larger centre's of Skipton, Keighley and Leeds.**

Requiring modernisation throughout but full of potential, the property is offered with **no forward chain** and in detail comprises:

Part glazed & leaded uPVC door to:

TO THE GROUND FLOOR

SNUG: 12'0" x 11'0" with windows on 2 sides with fitted shutters, enclosed staircase to the first floor and open plan layout to:



SITTING ROOM: 15'0" x 10'7" (avg) with 3 wall light points and windows on 2 sides with fitted shutters.



INNER HALL: with coat hooks.

DINING ROOM: 15'6" x 11'9" with electric fire on flagged hearth, rear external door & window with fitted shutters, ceiling fan, storage cupboard and enclosed staircase to the lower ground floor.



KITCHEN: 7'8" x 6'7" (avg) with fitted wall and base units, worktops, stainless steel sink unit & drainer, oven & 4 ring gas hob with extractor hood over, tiled floor and side window with extractor fan and deep tiled sill.



TO THE FIRST FLOOR

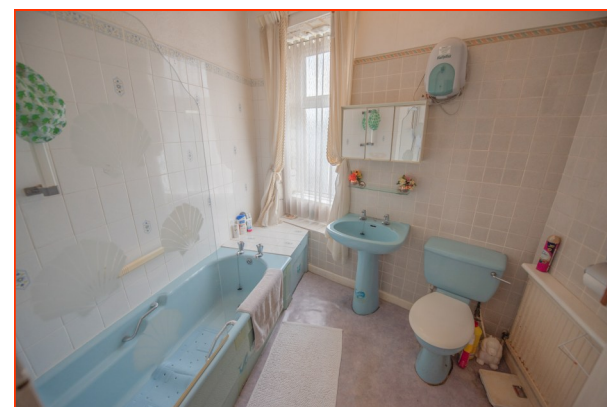
BEDROOM 1: 15'4" x 15'0" (max L-shape with 2 doors from the landing) with potential to divide to provide a 4th bedroom or a dressing room & en-suite.

BEDROOM 2: 14'10" x 12'0" (avg) with view over the garden and fitted cupboard housing the hot water cylinder.



BEDROOM 3: 12'0" x 12'0" with fitted cupboard over the stairs and windows on 2 sides overlooking the garden and low lying beck.

BATHROOM: 7'10" x 6'5" with 3 piece suite comprising enameled bath electric shower over & glass screen, low suite w.c, pedestal was hand basin, part tiled walls and window with frosted glass.



TO THE LOWER GROUND FLOOR

ROOM 1: 14'8" x 16'4" (avg) with power & light, stone flagged floor, original stone bank, 2 side windows and sink unit.

ROOM 2: 12'0" x 11'7" with stone flagged floor, superb stone bank & sink, 2 windows overlooking the beck, original stone steps up to the ground floor and Worcester boiler.

ROOM 3: 9'10" x 9'7" (avg) with stone flagged floor.

ROOM 4: 13'5" x 4'8" with stone flagged floor and inset stone shelves.

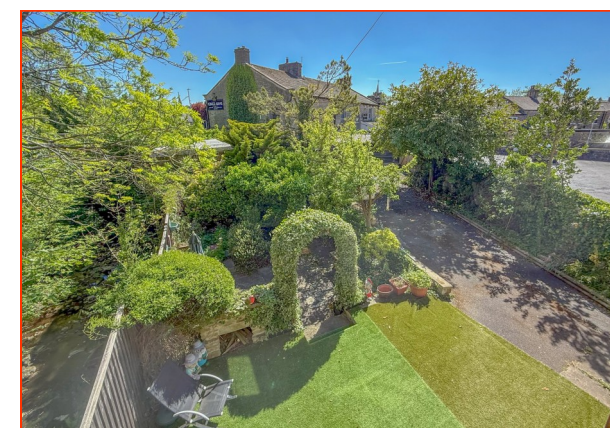
TO THE OUTSIDE

There is a superb larger than expected garden on the south side including astroturf, flagging, a pond, established shrubs and parking for several cars giving access to:

DETACHED GARAGE: 19'1" x 9'5" with windows on 2 sides, electric roller shutter door and an adjoining **WORKSHOP:** 19'11" x 8'10" with power & light, front door and rear window.

There is also a further **STABLE / OUTBUILDING.**

The whole is enclosed by secure timber gates and enclosed high level stone walls & panelled fencing.



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 D.

POST CODE: BD20 9NX

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.

PRICE: £320,000

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.

