



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED 3 BEDROOMED FAMILY HOME  
WITH A SUPERB CONVERTED ATTIC PLEASANTLY TUCKED  
AWAY WHILST ALSO BEING CLOSE TO LOCAL AMENITIES  
IN THE POPULAR TOWN OF SILSDEN**



## **13 TILLOTSON STREET SILSDEN**

**Constructed in coursed Yorkshire stone with corbelled eaves and a traditional blue slate roof, this spacious terraced property provides generous 3 Bedroomed accommodation with the addition of a converted Attic Room, also including a spacious Sitting Room and a Dining Kitchen with keeping cellar; externally having an easily managed rear yard with a favourable aspect on the south west side.**

**The property is within close proximity to the local park, a new school and a range of shops and amenities in the town centre, with the well-connected Steeton & Silsden train station also being within acceptable walking distance.**

## **PRICE: £205,000**

**Tel: 01535 637333**

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

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



**Quieter than other parts of the town and consequently having more reliable street parking,** the property offers **more than at first meets the eye** and in detail comprises:

### **TO THE GROUND FLOOR**

Half glazed & leaded uPVC door to:

**VESTIBULE:** with laminate flooring and glazed inner door to:



**SITTING ROOM:** 16'0" x 13'8" with matching flooring, coal effect gas fire, TV display area and 2 wall lights to alcoves.



**DINING KITCHEN:** 16'2" x 10'4" with range of wall and base units with worktops over, 1½ bowl stainless steel sink & drainer, oven & grill with 4 ring gas hob & extractor hood over, integrated dishwasher, space for tall fridge freezer, space for washer, tiled floor, ceiling downlights, ample room for a dining table, open staircase to the first floor and half glazed uPVC door to the rear yard.

**KEEPING CELLAR:** with upgraded combination boiler.

**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:** 8'3" x 7'1" plus inner landing with fixed ladder staircase to the 2<sup>nd</sup> floor.

**BEDROOM 1:** 13'9" x 8'5".



**BEDROOM 2:** 10'5" x 9'10".

**BEDROOM 3:** 7'0" x 7'0" with useful under stairs store cupboard.



**BATHROOM:** 5'7" x 5'0" with 3 piece suite comprising bath with shower over & glass screen, combined low suite w.c & wash hand basin with cupboard under, wall cupboard, spiral towel radiator, tiled walls & floor, ceiling downlights and window with frosted glass.

## **TO THE SECOND FLOOR**

**ATTIC ROOM:** 15'10" x 15'6" (maximum with reduced head height to front & rear) with eaves storage cupboards and Velux window.

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### **TO THE OUTSIDE**

There is a small open foregarden with street parking immediately adjacent.

The rear yard is enclosed by stone walls and a wrought iron gate enjoying a favourable aspect on the south west side.

**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 Council Tax Band B levied by Bradford Metropolitan Council.

**POST CODE: BD20 9LJ**

**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** 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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