



**4 BANKLANDS AVENUE
SILSDEN**



**AN IMPRESSIVE 4 BEDROOMED
BUNGALOW WITH A DOUBLE GARAGE &
DRIVEWAY AND EXTENSIVE GARDENS
SITUATED IN A QUIET PART OF THE
POPULAR TOWN OF SILSDEN**

PRICE: £525,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Constructed approximately 40 years ago, **this spacious & well presented bungalow extends to approximately 1360 sq ft (plus an adjoining Double Garage)**, standing within **beautifully maintained grounds** including a **generous driveway**, **extensive lawned gardens** and **flagged sitting out areas**.

The accommodation briefly comprises a **welcoming Hallway & Cloakroom**, **Dining Kitchen** with separate **Utility**, **generous Sitting Room** with open plan design to a **Dining Area** and a **Conservatory extension**, being complemented by **4 well proportioned Bedrooms** off an **Inner Hall** (with an **En-Suite** to the master) and a **Family Bathroom**.

Banklands Avenue 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**.

To be seen to fully appreciate the premium location and size of the gardens, the accommodation in detail comprises:

Glazed uPVC door & window to:

PORCH: 5'6" x 3'3" with flagged floor and multi-paned inner door to:

HALLWAY: 10'1" x 7'1" with 2 wall light points.



CLOAKROOM: with low suite w.c, pedestal wash basin, tiled floor, half tiled walls and window with frosted glass.



DINING KITCHEN: 16'0" x 8'7" with range of units, contrasting granite worktops, stainless steel sink & drainer, oven & integrated microwave, 4 ring gas hob with concealed extractor hood over, integrated dishwasher, ceiling downlights and tiled floor.

UTILITY: 7'7" x 7'0" with base units with worktops over, stainless steel sink, space for washer & dryer, Baxi boiler, tiled floor, access to garage and half glazed uPVC door to the rear.



DINING ROOM: 10'0" x 9'3" with wall light point and opening to:

LIVING ROOM: 18'2" x 14'0" with 3 wall light points, sliding glazed doors to the garden, coal effect gas fire in marble fireplace & surround and glazed door to:

CONSERVATORY: 12'8" x 11'5" with tiled floor and glazed doors to the garden.

INNER HALLWAY: 14'3" x 3'7" with access to roof void.

BEDROOM 1: 15'10" x 11'0" (maximum including en-suite) with high quality flooring, wall light point and range of fitted furniture.



EN-SUITE: 7'1" x 5'9" with shower enclosure, combined low suite w.c and wash basin with display sill & fitted cupboards, chrome ladder radiator, ceiling downlights, tiled walls & floor and window with frosted glass.

BEDROOM 2: 12'10" x 10'5" with fabulous views across the valley towards Cowling Pinnacle.

BEDROOM 3: 10'2" x 9'0" with range of fitted furniture.

BEDROOM 4: 11'0" x 7'0".



BATHROOM: 8'11" x 7'1" comprising panelled bath with shower over & glass screen, combined low suite w.c & wash basin with display sill & fitted cupboards, chrome ladder radiator, ceiling downlights, tiled walls & floor, airing cupboard with hot water cylinder and window with frosted glass.

TO THE OUTSIDE

A generous driveway provides parking and gives access to:

ADJOINING DOUBLE GARAGE: 17'5" x 16'4" with electric door, power & light and doors to the utility and rear garden.

There is a lawned foregarden with established flower borders and a side gate to the rear.

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

The garden to the rear is a standout feature and will be of likely appeal to gardening enthusiasts, being far larger than average including extensive lawns, flagged sitting out areas, fruit trees and further established evergreens.



SERVICES: Mains drainage, gas, water and electricity are connected. 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 F.

POST CODE: BD20 0JL

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

