



wilman&wilman

**CUCKOOS NEST
9A TOWN HEAD
SILSDEN**



**A NEW HIGH QUALITY ENERGY EFFICIENT
DETACHED FAMILY HOME WITH A SUPERB OPEN
PLAN LIVING KITCHEN STANDING IN A QUIET
LOCATION CLOSE TO THE PARK, SCHOOL AND
OTHER AMENITIES IN THE TOWN CENTRE**

PRICE: £375,000

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





Recently completed by Messrs Gillmoore Construction who have a local reputation for high quality new builds & conversions, **this individual detached family home covers approximately 1200 sq ft with an impeccable standard of finish**, briefly including: **a welcoming Entrance Hall and open plan Dining/Living Kitchen**, good sized Sitting Room (both with bi-fold doors to the garden), versatile ground floor 3rd Bedroom or Snug/ Home Office and a luxury 4 piece House Bathroom; complemented by 2 large first floor Double Bedrooms and a generous En-Suite.

Town Head is located close to the park & new primary school and within a 10 minute walk of the town centre where a wide array of everyday services are available including supermarkets, pubs, cafes, restaurants and independent retailers. **Steeton & Silsden railway station also provides direct links via the Airedale line to the larger centre's of Skipton, Keighley and Leeds.**

Having the benefit of **underfloor heating, solar panels, private parking and easily maintained gardens, viewing is highly recommended to appreciate the feeling of space & quality of accommodation.**

TO THE GROUND FLOOR

Composite door to:

OPEN HALLWAY: 12'9" x 9'4" with LVT flooring, ceiling downlights, staircase to the first floor with store under housing the underfloor heating & solar controls and open plan design to:



DINING / LIVING KITCHEN: 13'1" x 12'9" with matching flooring, range of units with Oak worktops, 1½ bowl composite sink & drainer, 5 ring gas hob with glass splash back & concealed extractor hood, eye level oven & grill, concealed integrated dishwasher & washing machine, American style fridge freezer, large island with matching Oak worktop & breakfast bar, feature downlights and glazed uPVC doors to the rear garden.

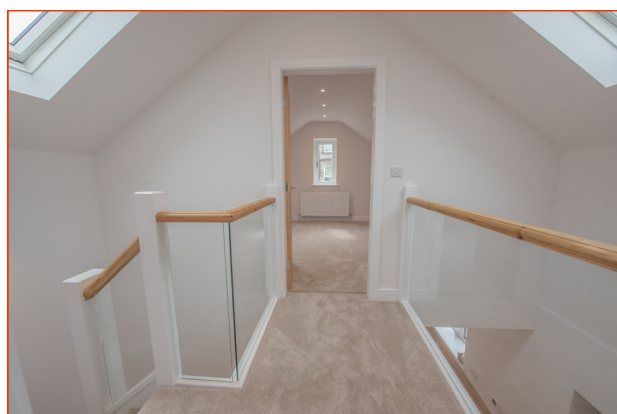


SITTING ROOM: 13'3" x 12'5" with ceiling downlights and glazed uPVC doors to the front.



BEDROOM 3 / SNUG / HOME OFFICE: 13'3" x 8'0" with ceiling downlights.

HOUSE BATHROOM: 10'1" x 5'9" with 4 piece suite comprising panelled bath, large tiled shower enclosure with dual head attachments & fixed glass screen, wash basin with drawers under, mirror fronted cabinet, low suite w.c, vinyl floor, extractor fan, ceiling downlights and window with frosted glass.



TO THE FIRST FLOOR

BALCONY LANDING: with glass panels, ceiling downlights and 2 Velux windows to vaulted ceiling.



MASTER BEDROOM: 18'7" x 13'3" a superior double room with ceiling downlights, 2 Velux windows and further window with far reaching views across the valley.



EN-SUITE: 12'6" x 8'0" comprising large tiled shower enclosure with dual head attachments & fixed glass screen, low suite w.c, wide wash basin with drawers under, illuminated mirror, electric toothbrush charger chrome ladder radiator, vinyl flooring, ceiling downlights, extractor fan and 2 Velux windows.

BEDROOM 2: 13'1" x 12'9" another generous double room with side window, Velux window and ceiling downlights



TO THE OUTSIDE

A matted & gravelled frontage provides off-road parking.

The sides and rear are flagged in Indian slate for ease of maintenance with raised timber clad flower borders.

SERVICES: Mains water, drainage, gas and electricity are connected to the property. There is underfloor heating to the ground floor. Solar panels are installed. 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.

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



COUNCIL TAX: TBC

POST CODE: BD20 9PS

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

