



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUPERBLY MODERNISED FORMER CANAL STABLE  
COMPRISING 2 DOUBLE BEDROOMS, A LUXURIOUS  
SHOWER ROOM AND AN OPEN PLAN LIVING KITCHEN  
QUIETLY TUCKED AWAY BUT IN A CENTRAL LOCATION**



**SHIRES REST  
KEIGHLEY ROAD  
SILSDEN**

**Shires Rest is a beautifully modernised stone built detached former stable with 2 Double Bedrooms, originally providing stabling for horses working on the Leeds Liverpool Canal.**

**The property has been comprehensively modernised by the current owner to further include a luxurious Shower Room and a fabulous open plan first floor Living & Dining Kitchen, with contemporary fixtures & fittings throughout and the benefit of energy efficient solar panels and an air source heat pump, also including a private allocated parking space and space for garden furniture.**

**PRICE: £225,000**

**Tel: 01535 637333**

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

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



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.

Offering a feeling of city centre living close to the town centre, the property in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**HALLWAY:** with herringbone oak LVT flooring, staircase to the first floor and 2 windows to the front.

**BEDROOM 1:** 12'8" x 10'11" with feature panelled wall and a range of fitted wardrobes & shelves.

**BEDROOM 2:** 11'3" x 7'4" with useful store cupboard housing the pressurised hot water cylinder.



**SHOWER ROOM:** 5'11" x 5'11" comprising large walk-in shower enclosure with feature glass screen, rainfall shower head & hand held attachment, low suite w.c, wash hand basin with cupboards below, extractor fan and matching flooring from the hallway.



**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**

**OPEN PLAN LIVING & DINING KITCHEN:** 23'9" x 15'5" with range of wall and base units with laminate worktops over, integrated fridge freezer, washer & dishwasher, electric oven, 4 ring electric hob with splashback and concealed extractor hood over, large island with breakfast bar seating & pendant lighting over, exposed roof timbers, stable style part glazed uPVC door to a Juliette balcony & frosted window to the front, oak herringbone LVT flooring, living area with wall TV point and glass balustrade to stairs.



## **TO THE OUTSIDE**

There is a private parking area laid to gravel, also offering the opportunity to put a small table and chairs, plant pots and planters.

**COUNCIL TAX BAND:** Band A.

**SERVICES:** Mains water, drainage and electricity are connected to the property. Solar panels provide a feedback payment and the air Source heat pump runs the central heating with a modern immersion heater for the hot water. 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.

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**POST CODE: BD20 0EA**

**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.

**PRICE: £225,000**

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



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