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ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PROPORTIONED 3 BEDROOMED DETACHED BUNGALOW WITH DRIVEWAY PARKING AND A GARAGE SITUATED TOWARDS THE EDGE OF THE TOWN CLOSE TO THE PARK AND PRIMARY SCHOOL



**1 HAWBER COTE LANE
SILSDEN**

Situated on a popular residential cul-de-sac close to the park and new primary school, this detached 3 Bedroomed bungalow requires cosmetic improvement but has considerable further potential and will be of likely appeal to the active retirement market or perhaps a young family given the size & location.

Silsden is a popular semi rural community nicely situated within short driving distance of Skipton, Addingham & Ilkley, with the town itself having a new primary school, 2 supermarkets and a variety of independent retailers, pubs and restaurants.

PRICE: £299,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Also having the benefit of **private driveway parking leading to an adjoining garage (with a new pitched roof) and gardens on 4 sides**, the bungalow is **recommended for closer inspection** and in detail comprises:

TO THE GROUND FLOOR

Open **PORCH** with majority glazed door to:

HALL: 12'9" x 10'5" with laminate flooring and 2 useful store cupboards.



SITTING ROOM: 16'6" x 12'10" with coal effect gas fire, large picture window to the front and sliding door to:

DINING KITCHEN: 22'4" x 10'1" with range of wall and base units, worktops, stainless steel sink unit & drainer, washer plumbing, vinyl flooring, picture window to the rear and generous dining area with door to a patio garden on the south side.



BEDROOM 1: 13'1" x 11'5".

BEDROOM 2: 11'5" x 8'11" with fitted wardrobe.

BEDROOM 3: 10'1" x 7'0".

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



BATHROOM: 6'10" x 5'11" with 3 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash hand basin, part tiled walls and window with frosted glass.



TO THE OUTSIDE

There is lawned garden & flowerbeds to the front and a driveway providing on-site parking giving access to an adjoining **GARAGE:** 17'8" x 9'1" with power & light, up-and-over door, side window, cold water tap and Vokera combination boiler (approx. 5 years old)

There are further good sized established gardens on all sides including flagging, lawns and a timber shed.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band D levied by Bradford Metropolitan District Council.

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.

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TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 0JJ

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



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