



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED 3 BEDROOMED SEMI-DEATCHED FAMILY HOME WITH PLENTIFUL PARKING, A DETACHED GARAGE, LOW MAINTENANCE GARDENS AND SUPERB ELEVATED VIEWS SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE



**21 WOODSIDE ROAD
SILSDEN**

This extended 3 Bedroomed semi-detached family home is **well presented throughout** and briefly comprises a **large Sitting Room with Dining Area, Breakfast Kitchen with long distance views and an adjoining Sun Room**, also including a modern Shower Room to the ground floor.

There are **3 well proportioned first floor Bedrooms** and a toilet with wash hand basin, having **uninterrupted elevated views to the rear**. Externally there are low maintenance gardens, excellent driveway parking for several vehicles and a Detached Garage.

PRICE: £254,500 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The property is conveniently located just outside the town centre where there is a **range of shops and amenities, a park, a new primary school** and the well-connected **Steeton & Silsden train station** is also within walking distance.

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: open staircase to the first floor with store cupboard under.

SITTING ROOM: 22'8" x 10'9" (max) with coved ceiling, electric fire with marble surround & hearth, **DINING AREA** and fully glazed sliding door to the sun room.



DINING KITCHEN: 21'8" x 8'2" with extensive range of wall and base units with laminate worktops over, double oven & grill, 5 ring gas hob with extractor hood over, composite sink unit & drainer, integrated fridge & freezer, washer plumbing, space for dining table, Potterton boiler, vinyl floor, window with long distance views down the valley and half glazed door to:



SUN ROOM: 9'3" x 7'1" with matching floor and glazed doors to the garden with superb long distance views.

SHOWER ROOM: 6'3" x 5'8" comprising corner shower enclosure, low suite w.c, wash hand basin, Amtico flooring, fully tiled walls and frosted uPVC window.

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: access to boarded roof void via drop down ladder.

BEDROOM 1: 11'9" x 9'9" (plus range of deep fitted wardrobes) with fitted drawers and 2 bedside lights.



BEDROOM 2: 12'0" x 8'8" with superb long distance views.

BEDROOM 3: 8'5" x 6'8" with recessed storage cupboard and similar views.



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TO THE OUTSIDE

There is a large flagged driveway providing parking for several vehicles. The front low maintenance garden is flagged with an area of artificial lawn.

The rear garden has a flagged patio with hot & cold water taps and outside lights.

There is an area of astro-turfed lawn, space for a storage shed and further excellent parking facilities which could accommodate a caravan or motorhome; the whole having fabulous long distance views down the valley.

DETACHED GARAGE: 15'10" x 8'10" with up-and-over door, power & light and side pedestrian door.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax band C.

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.

POST CODE: BD20 0BN

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

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