



## 10 THE OLD METHODIST CHAPEL SILSDEN



**A LARGE 4 BEDROOMED PENTHOUSE  
APARTMENT COVERING THE TOP 2 FLOORS OF  
A CONVERTED CHAPEL PLEASANTLY  
SITUATED CLOSE TO AMENITIES IN THE  
POPULAR TOWN OF SILSDEN**

**PRICE: £325,000**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)







Occupying the top 2 floors of a converted Old Methodist Chapel which now comprises 10 properties, this highly individual duplex apartment is undoubtedly the flagship of the development, covering over 2600 sq ft including a superb 640 sq ft Living Room with Oak flooring and fabulous elevated views across the valley.

The versatile accommodation to the second floor briefly includes a large Master Bedroom with a Dressing Room & En-Suite, 2 further Double Bedrooms (one with a Walk-in Wardrobe), luxury 4 piece Bathroom, Library/Study and an open plan Kitchen & Dining Room. There is also an optional 4th Bedroom or Study to the 3rd floor.

The apartment is beautifully presented and has been significantly improved by the current owner with particular reference to the luxurious Bathrooms, décor and highly quality floor coverings & light fittings.

Silsden is a highly regarded town with many independent shops & retailers, 2 major supermarkets and a variety of restaurants & public houses, also being within walking distance or a short drive of the railway station in Steeton which provides a regular service to the larger towns and cities of Skipton, Leeds & Bradford.

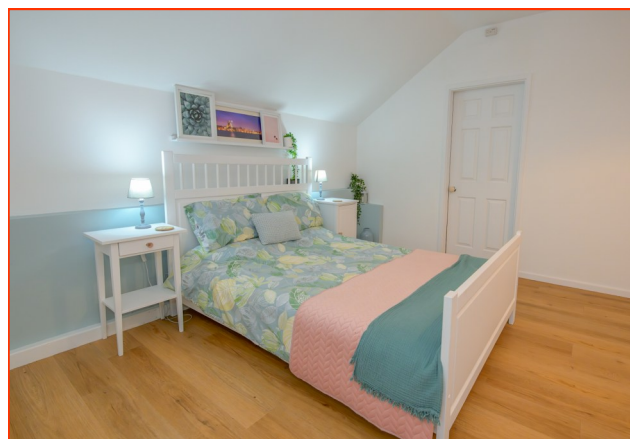
With parking available in a private car park, the property is recommended to those seeking a large individual property with minimal maintenance (and very reasonable service charges), in further detail comprising:

Communal door with phone entry system to ground floor hallway with steps up:

#### TO THE SECOND FLOOR

**HALL:** 29'2" x 5'6" with LVT flooring, recess with coat hooks and return staircase to the third floor.

**BEDROOM 2:** 11'4" x 9'4" with deep cupboard with fitted shelves and **WALK-IN WARDROBE:** 7'7" x 5'5" with matching flooring fitted shelves & rail and further concealed storage space (also housing the upgraded combination boiler).



**BATHROOM:** 13'0" x 7'7" with luxury 4 piece suite comprising freestanding roll edged bath with ball & claw feet, shower enclosure, low suite w.c, wash hand basin, traditional style radiator with towel rail, half tiled walls and tiled floor.

**KITCHEN:** 20'1" x 8'0" with range of wall and base units, 1½ bowl ceramic sink & drainer, range oven with 5 ring gas hob, space for washer & dishwasher, ceiling downlights, extractor fan, LVT flooring, part tiled walls, Velux window and open plan design to:

**DINING ROOM:** 17'4" x 13'6" with matching flooring, Velux window, fabulous views from an arched window seat and glazed doors to:



**LIBRARY / STUDY:** 16'0" x 15'10" with fitted bookshelves and similar far reaching views from window seat.



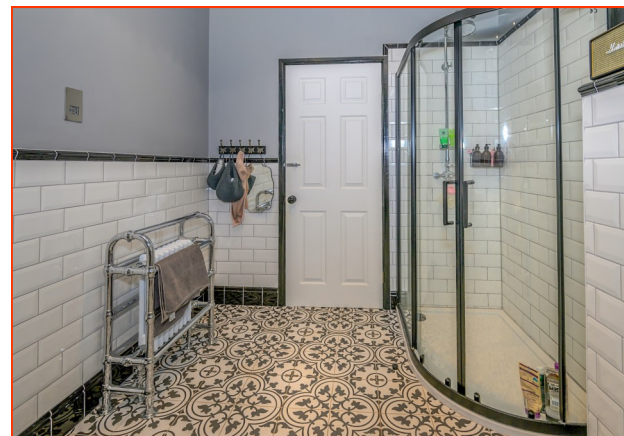
**BEDROOM 3:** 13'3" x 10'1" with ceiling downlights and Velux window.

**MASTER BEDROOM SUITE:** 23'3" x 17'6" with feature fireplace, 2 Velux windows and window with fitted shutter.

**DRESSING ROOM:** 9'5" x 7'7" with Velux window and bespoke fitted shelves & hanging rails.



**EN-SUITE:** 7'7" x 7'7" in fully tiled walls comprising large modern shower enclosure, low suite w.c, wash hand basin, ladder radiator and ceiling downlights.



#### TO THE THIRD FLOOR

**STUDY / BEDROOM 4:** 11'5" x 8'5" with Velux window and large STORE AREA.

**LIVING ROOM:** 33'11" x 18'10" with engineered Oak flooring, ceiling downlights, 3 Velux windows and fabulous elevated views from arched window seat.



*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 OUTSIDE

There is a flagged forecourt & bin storage area.

There is a private car park just across the road for the owners/ residents of the chapel.



**SERVICES:** Mains water, gas, 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.

**COUNCIL TAX:** Verbal enquiry reveals that this property has been placed in Council Tax Band A.

**POST CODE:** BD20 9PD

**TENURE:** The property is leasehold held under the remainder of a 999 year lease. There is a service charge of circa £82 per month to a management company (Sinclairs).

**VIEWING:** Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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