



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION BUT FULL OF POTENTIAL
– A 2 BEDROOMED SEMI-DETACHED BUNGALOW WITH A
GARAGE & LARGE DRIVEWAY SITUATED ON A SOUGHT-
AFTER CUL-DE-SAC CLOSE TO THE VILLAGE CENTRE**



18 AIRE CRESCENT SILSDEN

Occupying a larger than average corner plot on a very popular cul-de-sac, this semi-detached bungalow includes uPVC double glazing & central heating from a combination boiler but does now require cosmetic improvement throughout, providing an exciting opportunity for prospective purchasers to make personal changes to their own taste & specification.

The traditionally designed accommodation includes a Hallway, generous Sitting Room, Kitchen, **2 well proportioned Bedrooms** and a Shower Room. Externally there is a **good sized garden to the rear, very generous driveway parking (with ample room for a car and a motor home) and a detached Garage.**

PRICE: £227,500

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Cross Hills village centre is within comfortable walking distance, providing a good range of amenities including a supermarket, pharmacy, Health Centre and a variety of eateries & independent retailers.

Offered with no forward chain and full of further potential, the bungalow in detail comprises:

Panelled door to:

HALLWAY: 9'0" x 7'2" (L-shaped).

KITCHEN: 10'6" x 10'6" with range of wall and base units with worktops over, oven and 4 ring gas hob, cupboard housing the combination boiler, breakfast bar and part glazed uPVC door to the rear garden.



SITTING ROOM: 16'8" x 11'6" with coal effect gas fire.

BEDROOM 1: 13'6" x 10'1" with view over the rear garden.



BEDROOM 2: 9'1" x 12'2" (max).

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



SHOWER ROOM: 7'1" x 5'7" with shower enclosure, low suite w.c, pedestal wash basin, part tiled walls and window with frosted glass.



TO THE OUTSIDE

The property occupies a larger than average corner plot which includes a very generous driveway providing excellent parking, also giving access to the:

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

The good sized rear garden is part flagged enclosed by panelled fencing.



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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.

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

POST CODE: BD20 7RW

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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