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ESTATE AGENTS · VALUERS · LETTING AGENTS

A MODERN 2 BEDROOMED END TOWN HOUSE WITH A GOOD SIZED FLAGGED GARDEN, USE OF A COMMUNAL GREEN & A DETACHED GARAGE SITUATED IN A CONVENIENT RESIDENTIAL LOCATION



**7 PRINCE STREET
SILSDEN**

Quietly positioned just a short walk from the hustle & bustle of Silsden's town centre, this 2 bedroomed end town house briefly comprises: a **generous Sitting Room with Dining Area and adjoining Kitchen**, **2 well proportioned Bedrooms** and a **modern Bathroom**; externally having **good sized low maintenance gardens**, use of a communal green and the **rare advantage of a single Detached Garage**.

Silsden is a thriving town which has an excellent range of shops and facilities with Skipton, Keighley and Ilkley all situated within 15 minutes travelling distance by car and the larger business centres of Leeds, Harrogate & Bradford also within reasonable daily commuting distance.

PRICE: £165,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Properties including a Garage in this price range & location are difficult to find and early inspection is advised, with the accommodation in detail comprising:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

SITTING ROOM: 13'11" x 13'9" with laminate floor, 2 wall lights, pebble effect electric fire on marble effect hearth with matching inset and timber surround & mantel, TV point and space for dining table.



KITCHEN: 13'11" x 8'5" with range of wall and base units with contrasting laminate worktops over incorporating stainless steel sink unit & drainer, Smeg electric oven & 4 ring gas hob with extractor hood over, part tiled walls, Worcester combination boiler, washer plumbing, space for tall fridge freezer, tiled floor, majority glazed uPVC rear door & window and open staircase to the first floor with store under.

TO THE FIRST FLOOR

LANDING: 6'8" x 6'3" (max) with access to part boarded roof void.

BEDROOM 1: 13'11" x 9'7".



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



BEDROOM 2: 12'7" x 7'4" with views over the communal green to rear.

BATHROOM: 6'5" x 5'6" comprising panelled bath with thermostatic shower over with glass screen, low suite w.c, pedestal wash basin, majority tiled walls, laminate floor and frosted uPVC window.



TO THE OUTSIDE

There is a small flagged patio to the front with a low wall and access gate, leading to a private majority flagged side garden with panelled fence and conifer hedge boundaries.

To the rear is a small tarmacadamed yard with cold water tap, timber fencing and an access gate to the communal green which number 7 has use of. The property also benefits from a designated space for a timber shed should a prospective purchaser require.

A short distance away is a **DETACHED GARAGE:** 18'0" x 8'0" (approx) with up-and-over door.



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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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Category B.

POST CODE: BD20 0AR

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: £165,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk



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