



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SMARTLY PRESENTED & LARGER THAN EXPECTED 1
BEDROOMED COTTAGE WITH A GOOD SIZED REAR YARD
QUIETLY TUCKED AWAY, YET ONLY MINUTES WALK
FROM THE THRIVING TOWN CENTRE**



12 MILL BANKS SILSDEN

Quietly tucked away, yet conveniently situated to take advantage of the wide range of shops and services in the town centre, this well presented 1 Bedroomed cottage offers **deceptively spacious accommodation**, which briefly comprises to the ground floor: a Sitting Room with space for a dining table, modern Kitchen and a useful Keeping Cellar.

To the first floor the large Bedroom has a **superb walk-in wardrobe with fitted storage** and there is a light and airy Bathroom to complement. Externally is an **excellent enclosed yard on the sunny west side** and **street parking is available** immediately to the front for one car.

PRICE: £135,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The property is conveniently located within a 5 minute walk of the town centre where an array of services are available including supermarkets, pubs, cafes, shops and restaurants. Steeton & Silsden railway station also provides direct links via the Airedale line to the larger centres of Skipton, Keighley and Leeds.

TO THE GROUND FLOOR

Part glazed uPVC door to:

SITTING ROOM: 14'8" x 12'1" (max) with alcoves to the side of the chimney breast, space for **DINING TABLE**, t.v and telephone points.



KITCHEN: 10'6" x 9'7" (max) range of wall and base units with wood working surfaces over incorporating electric oven, 4 ring electric hob with extractor hood over, stainless steel sink unit and drainer, space for undercounter fridge, washer plumbing, tiled floor, storage and coat hooks to the cellar head and door to the rear yard.



KEEPING CELLAR: 11'8" x 4'10" (plus further store room) stone flagged floor, power, light and uPVC window.

TO THE FIRST FLOOR

LANDING: roof void access, cupboard housing the Ideal Logik combination boiler.

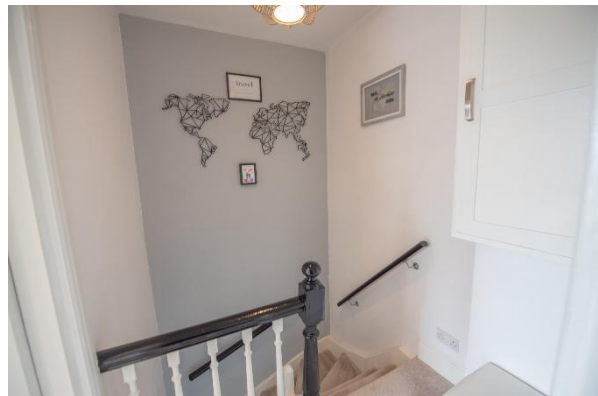
NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



BEDROOM: 13'1" x 10'2" (max – inclusive of walk in wardrobe) feature panelled wall, wall t.v point, walk in wardrobe with fitted storage, hanging rails and shelves.



BATHROOM: 8'2" x 6'0" comprising panelled bath with shower head attachment and glass screen, low suite w.c, pedestal wash hand basin, laminate floor, frosted uPVC window, extractor fan and shaver socket.



TO THE OUTSIDE

Street parking is available to the front, whilst to the rear is a generous enclosed, flagged yard on the sunny west side with space for a timber shed, there is also pedestrian access through to the front for wheelie bins.



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

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 0EJ

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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