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ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED 3 BEDROOMED SEMI-DETACHED HOUSE WITH A DOUBLE WIDTH DRIVEWAY, GARAGE AND GOOD SIZED GARDENS QUIETLY TUCKED AWAY CLOSE TO THE TOWN CENTRE



**21 HAYHILLS ROAD
SILSDEN**

This traditional bay fronted 3 bedroomed semi-detached family home is well presented throughout and offers gardens to the front & rear, driveway parking for 2 vehicles and an integral Garage. The accommodation briefly comprises a Sitting Room, Dining Room with adjoining Kitchen and a Utility Room, complemented by 3 Bedrooms and a Bathroom to the first floor.

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 & restaurants. Steeton & Silsden railway station also provides direct links via the Airedale line to the larger centres of Skipton, Keighley and Leeds.

PRICE: £255,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Of likely appeal to first time buyers, expanding families or those looking to downsize, **early viewing is strongly recommended**, with the property in further detail comprising:

TO THE GROUND FLOOR

Composite entrance door to:

PORCH: with quarry tiled floor and part glazed inner door to:

HALLWAY: with staircase to the first floor and sliding door to the sitting room.

KITCHEN: 12'1" x 7'10" with range of wall and base units with quartz worktops over incorporating electric oven and integrated microwave, 4 ring electric hob with concealed extractor hood over, integrated fridge freezer, cupboard underlighting, recessed sink unit, tile effect laminate flooring and Ideal combination boiler.



SITTING ROOM: 10'11" x 10'7" (plus deep bay window) with coal effect gas fire, stone hearth and plinth with oak tops, coved ceiling and opening to:

DINING ROOM: 9'5" x 8'5" with oak laminate floor, coved ceiling and views over the garden to the rear.



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



UTILITY: 7'11" x 4'5" with washer & dryer plumbing, matching flooring to the kitchen, door to the garage and composite door to the garden.

TO THE FIRST FLOOR

LANDING: with roof void access and gable end window.

BEDROOM 1: 10'8" x 8'10" with laminate floor.

BEDROOM 2: 10'4" x 9'3".



BEDROOM 3: 8'3" x 7'4" (max).

BATHROOM: 6'9" x 5'11" comprising panelled bathy with thermostatic shower over and glass screen, low suite w.c, wash hand basin, vinyl floor, frosted uPVC window and extractor fan.



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TO THE OUTSIDE

A driveway provides parking for 2 cars giving access to the **GARAGE: 15'9" x 7'11"** with up-and-over door, power & light and side window. Further street parking is available. There is also a low maintenance foregarden and a side gate to the rear garden.

The rear garden consists of a lawn, patio areas, a cobbled area currently housing a timber shed, a small pond and established planting; the whole having a favourable westerly aspect.



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 9NE

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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