



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN 4 BEDROOMED SEMI-DETACHED HOUSE
WITH EXCELLENT PARKING AND A GENEROUS GARDEN
ON THE SOUTH SIDE FORMING PART OF A POPULAR NEW
DEVELOPMENT BY MESSRS BARRATT HOMES**



**18 STEPHENSON DRIVE
SILSDEN**

Constructed in 2019 by Messrs Barratt Homes, this 4 Bedroomed semi-detached family home occupies a favourable plot with an upgraded south facing garden and a double width driveway, boasting an impressive floor area of 1200 sq ft over 3 levels with standout features including a generous Living Room with doors to the garden and a superb 2nd floor principal Bedroom & Dressing Area with fabulous elevated views and a generous En-Suite.

Silsden is a very popular Aire Valley town providing a wide variety of eateries & pubs, independent shops, 2 major supermarkets, whilst also being well connected via Steeton & Silsden train station to Skipton, Ilkley, Bradford & Leeds.

PRICE: £299,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Benefitting from the remainder of a 10 year NHBC building warranty and offering all of the expected advantages of a modern home, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALLWAY: 11'4" x 6'9" with vinyl flooring and staircase to the first floor.

CLOAKROOM: with low suite w.c, wash hand basin and extractor fan.



DINING KITCHEN: 13'8" x 8'2" with wall & base unit in white with contrasting worktops over, stainless steel sink & drainer, oven & 4 ring gas hob with stainless steel extractor hood over, integrated dishwasher, concealed washing machine, cupboard housing the Ideal boiler, vinyl flooring and space for a small dining table.



SITTING ROOM: 17'0" x 15'1" (into bay with windows & glazed doors to the garden) with understairs store cupboard.

TO THE FIRST FLOOR

LANDING: with cupboard housing the hot water cylinder and staircase to the 2nd floor.

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: 14'6" x 8'7" with views across the valley.



BEDROOM 3: 12'1" x 8'7".

BEDROOM 4: 9'2" x 6'3" with views across the valley.



BATHROOM: 7'0" x 6'4" with 3 piece suite in white comprising panelled bath in tiled surround with dual head shower over & glass screen, low suite w.c, pedestal wash hand basin, vinyl flooring, extractor fan and window with frosted glass.

TO THE SECOND FLOOR

LANDING: with deep storage cupboard.

BEDROOM 1: 19'10" x 11'5" with 2 low level Velux windows with fabulous elevated views across the valley.

DRESSING AREA: 8'6" x 6'10" with fitted shelves and space for a dressing table.

EN-SUITE: 8'1" x 6'4" with tiled shower enclosure, low suite w.c, wash hand basin, extractor fan and window with far reaching views.

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TO THE OUTSIDE

There is a double width driveway to the front with an EV charging point. There is a secure timber gate and flagged side path to the rear.

The rear has been upgraded to include a larger than average flagged patio, a lawn and decking to the bottom of the garden (with an external power socket); the whole enjoying a lovely aspect on the south side.



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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 Category D levied by the City of Bradford Metropolitan District Council.

POST CODE: BD20 0FU

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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