



# 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**



**16 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 an **open plan Kitchen & Living Room** and a superb **2<sup>nd</sup> floor Master Bedroom** with fabulous elevated views & 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**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://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 more detail comprises:

### **TO THE GROUND FLOOR**

Part glazed composite door to:

**HALLWAY:** 11'6" x 6'8" with vinyl flooring and staircase to the first floor.

**CLOAKROOM:** with low suite w.c, wash hand basin, extractor fan and window with frosted glass.



**DINING KITCHEN:** 15'8" x 11'8" with wall & base unit in matt white with contrasting worktops over, 1½ bowl stainless steel sink & drainer, oven & 4 ring gas hob with stainless steel extractor hood over, integrated dishwasher, part tiled walls, cupboard housing the Ideal boiler, vinyl flooring, space for a dining table, deep store under the stairs and open plan layout to:



**LIVING ROOM:** 15'3" x 15'6" (into bay with windows and glazed doors to the garden).

### **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:** 14'5" x 8'6" with views across the valley.



**BEDROOM 3:** 12'3" x 8'6".

**BEDROOM 4:** 9'1" x 6'4" with views across the valley.

**BATHROOM:** 6'11" 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.

**MASTER BEDROOM:** 27'0" x 11'4" (inclusive of en-suite) with 2 low level Velux windows with fabulous elevated views across the valley.

**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.

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





### **TO THE OUTSIDE**

There is a double width driveway to the front. There is a secure timber gate and flagged side path to the rear.

The rear has been upgraded by the current owners to include a larger than average flagged patio, a lawn and full width decking to the bottom of the garden; the whole enjoying a lovely aspect on the south side.



**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.

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



**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: £299,950**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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