



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED DETACHED 3 BEDROOMED FAMILY HOME LOCATED TOWARDS THE EDGE OF THIS POPULAR DEVELOPMENT BORDERING FIELDS & COUNTRYSIDE WITHIN WALKING DISTANCE OF THE TOWN CENTRE



39 FITCH DRIVE SILSDEN

Quietly located towards the edge of the development, this 3 Bedroomed detached home borders open countryside and briefly comprises: a Dining Kitchen, Sitting Room and Cloakroom to the ground floor, complemented by 3 Double Bedrooms, an En-suite and a family Bathroom to the first floor.

Externally the property benefits from driveway parking for 2 cars and an enclosed lawned garden, whilst adjoining a pleasant grassed green which provides a lovely outlook to the front.

PRICE: £340,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Constructed just over 3 years ago and consequently benefitting from the remainder of a 10 year NHBC Buildmark Warranty, this light & airy family home is well presented throughout and is ready-made for a variety of prospective purchasers.

Being within comfortable walking distance of a useful range of amenities in the town centre and a 10-15 minute walk to Steeton & Silsden train station, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: with deep store cupboard and staircase to the first floor.

CLOAKROOM: 6'2" x 3'1" comprising low suite w.c, pedestal wash hand basin, vinyl floor and extractor fan.

DINING KITCHEN: 15'5" x 8'9" with range of wall and base units, laminate worktops, electric oven, 4 ring gas hob with extractor hood over, integrated fridge freezer and washing machine, stainless steel sink unit & drainer, Logik combination boiler, vinyl floor and **DINING AREA** with glazed patio doors to the garden & windows on 2 sides.



SITTING ROOM: 15'5" x 10'10" with windows on 2 sides.



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 FIRST FLOOR

LANDING: with roof void access and store cupboard.

BEDROOM 1: 10'10" x 10'5" with open views to the front.

EN-SUITE: 7'9" x 4'7" comprising walk-in shower enclosure, low suite w.c, pedestal wash hand basin, vinyl flooring, frosted uPVC window and extractor fan.



BEDROOM 2: 8'10" x 6'5".



BEDROOM 3: 11'8" x 8'8" (max) views over the green to the front.



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BATHROOM: 6'11" x 5'6" comprising panelled bath, low suite w.c, pedestal wash hand basin, extractor fan, vinyl floor and frosted uPVC window.

TO THE OUTSIDE

There is driveway parking for 2 vehicles with a pedestrian gate accessing the majority lawned garden and a flagged patio, the whole bounded by high level timber fencing.

The property is quietly located at the edge of the development and consequently borders a grassed green area, providing a pleasant outlook.



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

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 0FL

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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