



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED END TERRACED HOUSE WITH 2 DOUBLE BEDROOMS, A LARGE DINING KITCHEN, UTILITY EXTENSION AND YARDS TO THE FRONT & REAR SITUATED IN A CONVENIENT CENTRAL LOCATION



3 HOTHFIELD STREET SILSDEN

Constructed in coursed Yorkshire stone with attractive corbelled eaves, **this traditional 2 Double Bedroomed late Victorian house is presented to a high standard throughout** and is ready for immediate occupation, having the advantage of **a Utility extension and additional parking provisions to the gable end.**

The well proportioned accommodation also comprises: **a light & airy Sitting Room with a solid fuel stove, a generous Dining Kitchen, a useful Keeping Cellar and a spacious 4-piece Bathroom.**

PRICE: £189,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Silsden is a popular semi-rural town in the Aire Valley, known for having **a new well respected primary school**, 2 supermarkets and a variety of independent shops & restaurants, also being **well connected via Steeton & Silsden Railway Station which provides regular links to the larger business centres of Skipton, Leeds & Bradford.**

TO THE GROUND FLOOR

Composite door to:

LOBBY: with coat hooks, laminate floor and part glazed inner door to:

SITTING ROOM: 14'3" x 12'6" with windows to 2 sides, solid fuel stove recessed to chimney breast, picture rail and laminate floor.



DINING KITCHEN: 13'5" x 12'10" with range of wall and base units with solid wood working surfaces over, space for range cooker with concealed extractor hood over, 1½ bowl ceramic sink unit & drainer, integrated slimline dishwasher, laminate floor, enclosed staircase to the first floor and door to the yard.



UTILITY: 7'9" x 4'8" space for tall fridge freezer, washer and dryer plumbing, Worcester combination boiler and matching laminate flooring.

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



KEEPING CELLAR: a useful storage space with window.

TO THE FIRST FLOOR

LANDING: with raised level storage cupboard and roof void access.

BEDROOM 1: 14'8" x 11'4" with fitted wardrobe and picture rail.



BEDROOM 2: 13'5" x 7'8" with picture rail.

BATHROOM: 10'7" x 8'4" comprising bath, shower enclosure with thermostatic unit & glass door, low suite w.c, pedestal wash hand basin, vinyl floor, extractor fan, part tiled walls and frosted uPVC window.



TO THE OUTSIDE

There is a small enclosed foregarden bounded by timber & cast iron fencing with a raised planter.

The enclosed rear yard has high level stone wall & fence boundaries including a useful external store. Street parking is available to the front and gable end of the property.

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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 0PP

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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