wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A SPACIOUS AND WELL PRESENTED 2 BEDROOMED TERRACED HOUSE WITH A USEFUL CELLAR WITHIN WALKING DISTANCE OF THE TOWN CENTRE

44 KEIGHLEY ROAD
SILSDEN

Located within a short walking distance of the thriving town centre, this well-proportioned **2 Double Bedroomed terrace** also benefits from **a large Sitting Room, Breakfast Kitchen, a useful Cellar and a modern Bathroom**.

Being ideally suited to first time buyers, young families or the investment market, the property is **close to a wide range of supermarkets, shop & services, an excellent primary school and within walking distance of Steeton & Silsden train station** which provides direct links to Leeds, Skipton and Bradford.

PRICE: £135,000 – NO CHAIN

Tel: 01535 637333 **www.wilman-wilman.co.uk**

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

Having new carpet and underlay to the Sitting Room and being newly decorated throughout, the property is offered with **no forward chain, being sensibly priced** and in further detail comprises:

TO THE GROUND FLOOR

Entrance door to:

SITTING ROOM: 14’9” x 12’10” with alcoves to either side of the chimney breast and inner lobby with door to the cellar.

BREAKFAST KITCHEN: 11’8” x 8’10” with range of wall and base units with laminate worktops over incorporating electric oven and 4 ring electric hob with extractor hood over, stainless steel sink unit & drainer, washer plumbing, space for undercounter appliances, combination boiler and vinyl floor.

CELLAR: a useful storage space.

TO THE FIRST FLOOR

BEDROOM 1: 12’10” x 9’3”.

BEDROOM 2: 11’5” x 8’11”.

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

BATHROOM: 9’6” x 5’2” comprising panelled bath with electric shower & glass screen, low suite w.c, pedestal wash hand basin, and vinyl floor.

TO THE OUTSIDE

There is an enclosed yard bounded by a low stone wall and an entrance gate.

Street parking is available close by.

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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 0EA

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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