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ESTATE AGENTS · VALUERS · LETTING AGENTS

A MODERN STONE BUILT 3 BEDROOMED TOWN HOUSE COVERING 3 FLOOR LEVELS WITH DRIVEWAY PARKING AND A LOVELY GARDEN BACKING DIRECTLY ONTO FIELDS & COUNTRYSIDE



19 OLD BECK ROAD
SILSDEN

Located towards the head of a highly regarded cul-de-sac constructed by Messrs Verity Homes (formerly Skipton Properties), this impressive town house occupies **a favourable position with a lovely garden on the west side enjoying a fabulous outlook directly over fields & countryside.**

The versatile 3 storey accommodation covers approximately 1260 sq ft, briefly comprising a ground floor Cloakroom and **superb open plan Living Room & Dining Kitchen**, House Bathroom & 2 Double Bedrooms to the first floor and **a superb overall Master Suite to the 2nd floor including a Dressing Area with fitted wardrobes and a stylish En-Suite.**

PRICE: £390,000

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

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

Having a blocked paved double width driveway and being **very well presented throughout,** the property is **highly recommended for closer inspection** and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: 10'0" x 6'3" with oak effect flooring and staircase to the first floor with store cupboard under.

CLOAKROOM: with matching flooring, low suite w.c and wash hand basin.

DINING KITCHEN: 19'1" x 8'3" with matching flooring, range of wall and base units, upgraded quartz worktops, twin ceramic sink unit, oven, grill & microwave, 4 ring gas hob with extractor hood over, integrated fridge & freezer, integrated dishwasher, part tiled walls, cupboard housing the Ideal combination boiler, washer plumbing and generous dining area with open plan layout to:





SITTING ROOM: 14'10" x 14'6" with matching flooring and glazed uPVC doors to the garden.





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: 12'6" x 6'2" with enclosed staircase to the second floor.





BEDROOM 2: 14'10" x 8'9" with views over the rear garden and fields beyond.

BEDROOM 3: 15'3" x 8'4" with window to the front and 2 feature Velux windows.





BATHROOM: 8'4" x 6'3" with contemporary 3 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin, chrome ladder radiator, tiled floor and part tiled walls.

TO THE SECOND FLOOR

BEDROOM 1: 15'6" x 14'10" a very generous room with vaulted ceiling and **DRESSING AREA:** 10'5" x 8'0" with fitted wardrobes, 2 Velux windows and useful store cupboard.

EN-SUITE: 8'1" x 6'7" with shower enclosure, low suite w.c, wash hand basin, chrome ladder radiator, tiled floor, Velux window and cupboard housing the hot water cylinder.

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TO THE OUTSIDE

A double width block paved driveway to the front provides parking for 2 cars. An EV charger is installed. The rear garden is part flagged & majority lawned with a lovely sitting our area overlooking fields. The whole is enclosed by panelled fencing, enjoys a favourable aspect and will catch the afternoon and early evening sun.





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.

MANAGEMENT & ESTATE CHARGES: A fee of £300 per annum covers the maintenance of managed areas.

COUNCIL TAX BAND: Band D.

POST CODE: BD20 9FQ

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: £390,000 **VISIT OUR WEBSITE: www.wilman-wilman.co.uk**

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