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A SMARTLY PRESENTED 2 BEDROOMED TERRACED HOUSE WITH A FURTHER STUDY ROOM AND AN ENCLOSED YARD CLOSE TO THE TOWN CENTRE



29 ELLIOTT STREET
SILSDEN

This smartly presented two-bedroom terrace has been **extensively renovated by the current owners**, notably with a **new Kitchen, Bathroom, floor coverings and décor**. It offers a **useful study/dressing room**, a spacious Sitting Room, a Cellar Utility area and a good-sized, enclosed rear yard with a southerly aspect.

Built from natural Yorkshire stone with attractive corbelled eaves, the property **enjoys a quiet location just a few minutes' walk from the thriving town centre**, which offers a wide range of independent shops and services, restaurants, supermarkets and a new primary school.

PRICE: £180,000

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

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

The town benefits from **excellent road and rail links** to the larger centres of Skipton, Keighley, Leeds and Bradford, whilst its semi-rural setting provides abundant walking and cycling routes, with direct access to the canal towpath.

TO THE GROUND FLOOR

Part glazed uPVC door to:

SITTING ROOM: 14'4" x 12'9" coved ceiling, cabinetry to alcoves and wall t.v point.





INNER HALLWAY: staircase to the first floor and access to Cellar Utility room.

KITCHEN: 9'4" x 8'5" range of wall and base units with laminate worktops over incorporating electric oven, 4 ring induction hob with extractor hood over, composite sink unit and drainer, integrated fridge freezer and microwave, laminate flooring, vertical panel radiator and uPVC rear door.





CELLAR UTILITY: washer plumbing, storage space, uPVC window and i-mini combination boiler.

TO THE FIRST FLOOR

LANDING: roof void access and recessed storage area.

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 1: 14’4” x 9’6” (max) with space for wardrobes.





BEDROOM 2: 9’10” x 8’8” with picture rail and views to the rear.

STUDY / DRESSING ROOM: 5’1” x 4’11” a useful room offering a versatile space for storage, working from home or as a dressing room.





BATHROOM: 7’8” x 4’7” comprising a panelled bath with thermostatic shower over and glass screen, low suite w.c, wash hand basin, tiled floor, extractor fan, ladder towel rail and useful store cupboard.





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TO THE OUTSIDE

Street parking is available to the front, whilst to the rear is an enclosed yard with astroturf and a preferential southerly aspect.





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 0DE

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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