



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL MAINTAINED DETACHED 4 BEDROOMED FAMILY HOME WITH 2 RECEPTION ROOMS, A GARAGE, DRIVEWAY PARKING AND GOOD-SIZED GARDENS WITH LOVELY ELEVATED VIEWS CLOSE TO THE TOWN CENTRE



9 BRADLEY AVENUE SILSDEN

Occupying a favourable elevated position within short walking distance of the town centre, this spacious detached family home has a generous footprint of circa 1350 sq ft also including a Garage, driveway parking for 2 cars and an established garden.

The internal layout briefly comprises: a **Sitting Room with Dining Area, Breakfast Kitchen, Snug, Utility & Cloakroom**. There are **4 well proportioned Bedrooms (with the front rooms enjoying superb long distance views)** and a **4 piece Bathroom**; the whole being very well presented & maintained.

PRICE: £385,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Silsden offers a **large range of services including 2 supermarkets, cafes, pubs & restaurants, a large new primary school**, a well connected bus service and nearby **Steeton & Silsden train station** provides links to Skipton, Leeds and Bradford.

Ready for immediate occupation and offered with no forward chain, the accommodation in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALLWAY: with staircase to the first floor with useful store / study space under and panelled walls.

BREAKFAST KITCHEN: 11'9" x 8'11" with range of wall and base units with laminate worktops over incorporating electric oven, 4 ring electric hob with concealed extractor hood over, stainless steel sink unit & drainer, integrated undercounter fridge, breakfast bar and Amtico flooring.



SITTING ROOM WITH DINING AREA: 24'5" x 11'6" (max) with gas fire, coved ceiling, fabulous elevated long distance views down the valley and **DINING AREA** with window overlooking 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.



SNUG: 14'11" x 9'5" with similar views to the front.

UTILITY: 5'7" x 5'3" with worksurface with space & plumbing for washer, undercounter freezer & dryer and Amtico flooring.

CLOAKROOM: 5'2" x 2'10" with low suite w.c, wash hand basin, vinyl floor, frosted uPVC window and extractor fan.



REAR HALL: with half glazed uPVC door to a useful porch with part glazed uPVC door to the garden.

TO THE FIRST FLOOR

LANDING: with roof void access.

BEDROOM 1: 14'3" x 12'3" with long distance elevated views to the front.

BEDROOM 2: 14'8" x 9'6" with similar views, windows on 2 sides and deep wardrobe over the stairs.



BEDROOM 3: 11'9" x 9'6".

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BEDROOM 4: 9'4" x 6'9".



BATHROOM: 10'4" x 5'4" with 4 piece suite comprising panelled bath, corner shower enclosure with thermostatic unit, low suite w.c, wash hand basin, Amtico flooring, tiled walls, 2 frosted uPVC windows, chrome ladder radiator and extractor fan.

TO THE OUTSIDE

There are 2 driveways to the front providing valuable off road parking.

Low maintenance side gardens with established planting lead to a good sized rear garden comprising a flagged patio with cold water tap, power point, a shaped lawn and an area of raised decking offering lovely long distance views; the whole being bounded by timber fencing.

One of the driveways gives access to the **GARAGE:** 18'11" x 9'6" with electric up-and-over door, power and light, also housing the Baxi combination boiler.



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.

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

POST CODE: BD20 9LT

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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