



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GENEROUSLY PROPORTIONED 3 BEDROOMED
END TOWN HOUSE WITH DRIVEWAY PARKING AND
A GOOD SIZED GARDEN CLOSE TO THE TOWN CENTRE**



**22 WOODSIDE ROAD
SILSDEN**

This generously proportioned family home comprises a Sitting Room with pleasant elevated views, an adjoining Dining Room and a Kitchen with useful Utility & Cloakroom, complemented by 3 Bedrooms and a modern Bathroom suite. Externally there is driveway parking for 2 cars and a spacious rear garden.

The end town house is quietly & conveniently located within a 10 minute walk of the town centre where there is a range of shops & amenities, a park and a new primary school, whilst the well-connected Steeton & Silsden train station also within walking distance.

PRICE: £219,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Sensibly priced and offered with no forward chain, the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: with tiled floor, gable window, deep store cupboard and staircase to the first floor.

SITTING ROOM: 13'11" x 12'2" with chimney breast, wall light point to alcoves, bay window with long distance views and opening to:

DINING ROOM: 9'5" x 8'10" with oak laminate flooring, column radiator and glazed doors to the garden.



KITCHEN: 10'0" x 9'4" with range of wall and base units with laminate worktops over incorporating electric oven, 4 ring gas hob with concealed extractor hood over, stainless steel sink unit & drainer and matching oak laminate flooring.



UTILITY: 11'10" x 5'10" with washer and dryer plumbing, useful understairs store cupboard and half glazed uPVC door.

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



CLOAKROOM: 5'8" x 3'8" comprising low suite w.c, corner wash hand basin and combination boiler.

TO THE FIRST FLOOR

LANDING: with roof void access and small store cupboard.

BEDROOM 1: 14'0" x 9'5" (plus range of fitted wardrobes) with lovely elevated long-distance views.



BEDROOM 2: 12'5" x 9'4" views over the garden to the rear.



BEDROOM 3: 9'1" x 7'7" with deep store cupboard over the stairs and similar views to Bedroom 1.

BATHROOM: 6'5" x 5'4" comprising bath with rainfall shower head & glass screen, low suite w.c with concealed cistern, wash hand basin, underfloor heating, tiled floor, extractor fan, frosted uPVC window and chrome ladder towel rail.

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 OUTSIDE

There is driveway parking for 2 cars to the front, a lawn and a flagged pathway leading to the generous rear garden, being predominantly lawned, also including a small flagged patio, timber shed, an outside tap and external power point.

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

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 0BN

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.

PRICE: £219,950 – NO CHAIN

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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