



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SIGNIFICANTLY IMPROVED 3 BEDROOMED
SEMI-DETACHED FAMILY HOME WITH GENEROUS
GARDENS WELL LOCATED WITHIN WALKING DISTANCE
OF SILSDEN TOWN CENTRE**



**22 CORNWALL AVENUE
SILSDEN**

Situated in a popular residential area, **this semi-detached property has recently been the subject of considerable improvement** with particular reference to a **superb new full width dining kitchen**, also including a **ground floor Shower Room**, generous Sitting Room, **3 well proportioned Bedrooms** and a **House Bathroom**, being complemented by **larger than average lawned gardens**.

Silsden is a highly regarded town with many independent shops & retailers, **2 major supermarkets** and a **variety of restaurants & public houses**. Cornwall Avenue is also within walking distance or a short drive of **the railway station in Steeton** which provides a **regular service to the larger towns and cities of Skipton, Leeds & Bradford**.

PRICE: £249,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Offered with no forward chain, the property is **recommended for closer inspection** and in detail comprises:

TO THE GROUND FLOOR

ENTRANCE HALL: 10'8" x 6'10" with upgraded flooring, 2 fitted cupboards, gable end window and staircase to the first floor.



SITTING ROOM: 15'9" x 12'3" with splay bay window to the front.

BREAKFAST KITCHEN: 10'8" x 12'8" (max) with upgraded flooring, new wall and base units with worktops over, oven & 4 ring gas hob with glass splash back and extractor hood over, composite sink unit & drainer, washer plumbing, enclosure for tall fridge freezer, cupboard housing the new combination boiler, view over the rear garden and breakfast bar with open plan layout to:



DINING AREA: 9'7" x 8'9" with door to the sitting room and glazed uPVC doors to the rear garden.

SIDE HALL: with doors to the front & rear, useful storage space and access to:

SHOWER ROOM: 7'8" x 5'1" with recently installed suite comprising shower enclosure with fixed glass screen, low suite w.c, wash and basin, chrome ladder radiator, mermaid boarded walls, extractor fan and window with frosted glass.

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: 8'9" x 6'10" with gable end window and ladder access to part boarded loft.

BEDROOM 1: 12'2" x 10'6" (into range of fitted wardrobes) with far reaching views.

BEDROOM 2: 12'4" x 9'8" with fitted wardrobes and view over the rear garden.



BEDROOM 3: 8'6" x 7'7" with fitted cupboard over the stairs bulkhead.



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BATHROOM: 6'10" x 5'6" comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin with cupboard under, tiled walls and window with frosted glass.

TO THE OUTSIDE

The front garden is majority lawned with established flower borders. The rear is part flagged and majority lawned enclosed by panelled fencing. There is also a useful timber shed.



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 0DB

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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