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# A WELL PRESENTED 2 BEDROOMED TERRACED HOUSE WITH A USEFUL FURTHER HOBBY ROOM AND YARDS TO BOTH THE FRONT AND REAR IN THE CENTRE OF THE TOWN



## 29 AIRE VIEW
## SILSDEN

**Quietly tucked away just off Aire View, this smartly presented terraced property offers a flexible layout arranged over 3 floors** and briefly comprises; a **spacious Sitting Room with Dining Area** and a **modern Kitchen** to the ground floor, the **main Bedroom and a large Bathroom** to the first floor, and a **further Bedroom with additional Study / Hobby Room** to the second floor.

**Externally the property benefits from enclosed yards to both the front and rear, whilst being only a minutes' walk to the town centre**, with its vibrant range of shops and services, connections to a range of excellent transport links, and a newly built primary school.

# PRICE: £175,000


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

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

**Of likely appeal to those looking for a ready-made home in a popular location**, the property in further detail comprises:

## TO THE GROUND FLOOR

Part glazed composite door to:

**SITTING ROOM:** 13'11" x 13'3" with laminate floor, chimney opening with alcoves to the side and space for dining table.





**KITCHEN:** 13'3" x 8'9" range of wall and base units with laminate worktops over incorporating electric oven, 4 ring electric hob with extractor hood over, composite sink unit and drainer, tiled splash back, space for tall fridge freezer, laminate floor, washer plumbing, staircase to the first floor and stable style timber door to the rear yard.





## TO THE FIRST FLOOR

**LANDING:** return staircase to the 2nd floor.

**BEDROOM 1:** 13'4" x 12'7" chimney breast with feature fireplace, space for wardrobes and bedroom furniture.

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

**LARGE BATHROOM:** 10'2" x 7'3" comprising corner shower enclosure with thermostatic shower, panelled bath, low suite w.c wash hand basin on vanity unit, extractor fan, illuminated wall mirror, frosted uPVC window, Ideal combination boiler, laminate slate effect floor and chrome ladder radiator.





## TO THE SECOND FLOOR

**BEDROOM 2:** 11'8" x 8'7" with vaulted ceiling, exposed beam, large Velux window with views to the hills and vinyl floor.

**HOBBY ROOM / STUDY:** 10'0" x 6'11" (plus space under the eaves) a versatile space with vinyl floor and large Velux window with long-distance views.





## TO THE OUTSIDE

The property is located just off Aire View and consequently benefits from an enclosed block paved front yard with picket fence boundaries.

The rear flagged yard contains a large timber shed with power and water. Street parking is available close by.

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**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 0AW**

**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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