



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SPACIOUS 2 BEDROOMED TERRACED HOUSE WITH A CELLAR, LARGE YARD AND OFF ROAD PARKING WITHIN WALKING DISTANCE OF THE TOWN CENTRE**



**42 KEIGHLEY ROAD  
SILSDEN**

**Quietly tucked away yet within short walking distance of the thriving town centre, this well-proportioned 2 Double Bedroomed terrace also benefits from a large Sitting Room, Breakfast Kitchen, a useful Cellar and a modern Bathroom, with the rare advantage of a good garden area with on-site parking for 1/2 cars.**

**Being ideally suited to first time buyers, young families or the investment market, the property is close to a wide range of supermarkets, shop & services, an excellent primary school and within walking distance of Steeton & Silsden train station which provides direct links to Leeds, Skipton and Bradford.**

**PRICE: £150,000 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



**Offered with no forward chain and sensibly priced** the property in further detail comprises:

### **TO THE GROUND FLOOR**

Timber entrance door to:

**SITTING ROOM:** 15'1" x 12'10" with brick fireplace, alcoves to either side and inner lobby with door to the cellar.



**BREAKFAST KITCHEN:** 11'10" x 9'0" with range of wall and base units with laminate worktops over incorporating electric oven and 4 ring electric hob with extractor hood over, 1½ bowl stainless steel sink unit & drainer, washer plumbing, space for undercounter appliances, Vokera combination boiler and vinyl floor.



**CELLAR:** a useful storage space with flagged floor.

### **TO THE FIRST FLOOR**

**BEDROOM 1:** 13'0" x 9'4" with views to the rear.

**BEDROOM 2:** 11'9" x 9'1".

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



**BATHROOM:** 9'8" x 5'4" comprising panelled bath with electric shower & glass screen, low suite w.c, pedestal wash hand basin, vinyl floor and extractor fan.



### **TO THE OUTSIDE**

There is a large enclosed yard bounded by stone walls and entrance gates (with pedestrian right of access for the neighbouring properties).

There is room to park a car whilst also having space for a table & chairs and plant pots.

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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 0EA**

**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: £150,000 – NO CHAIN**      **VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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