



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£152,500

12 Millfields, Silsden, BD20 0DT





Well-presented two bed roomed town house only a few minutes' walk from local amenities. Located in the popular village of Silsden, the property benefits from parking for two cars, rear garden and UPVC double glazing. Perfect for first time buyers, people downsizing or buy-to-let investors.

Silsden is a popular and thriving village with excellent local facilities including village shops, supermarket, primary schools, churches, public houses, eateries and a golf club. Situated midway between Skipton, Ilkley and Keighley it is an ideal base for the Aire Valley commuter with Steeton railway station nearby.

The accommodation with GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING and with approximate room sizes comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

Composite front door.

LIVING ROOM

13' 11" x 11' 8" (4.24m x 3.56m)

A light and airy reception room with laminate flooring. Stairs up to the first floor with under stairs storage cupboard and window to the front elevation.



DINING ROOM

9' 3" x 6' 2" (2.82m x 1.88m)

With patio doors out to the rear garden.

KITCHEN

9' 3" x 5' 2" (2.82m x 1.57m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having a tiled splash back. Inset sink unit with mixer tap and four ring gas hob having an extractor over. Plumbing for an automatic washing machine, wall mounted Ideal combination gas fired central heating boiler and window to the rear elevation.

FIRST FLOOR

LANDING

With access to roof space.

BEDROOM ONE

9' 6" x 9' 2" (2.9m x 2.79m)

With fitted wardrobes having cupboards over, bulkhead cupboard and window to the front elevation.

BEDROOM TWO

11' 11" x 6' 8" (3.63m x 2.03m)

With window the rear elevation.

BATHROOM

With a three piece suite comprising corner shower unit with thermostatic shower over, low suite w.c and pedestal wash basin. Part tiled walls.



OUTSIDE

To the front of the property there are two block paved parking spaces.

To the rear there is an enclosed flagged garden with flower borders.

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering in to any commitment

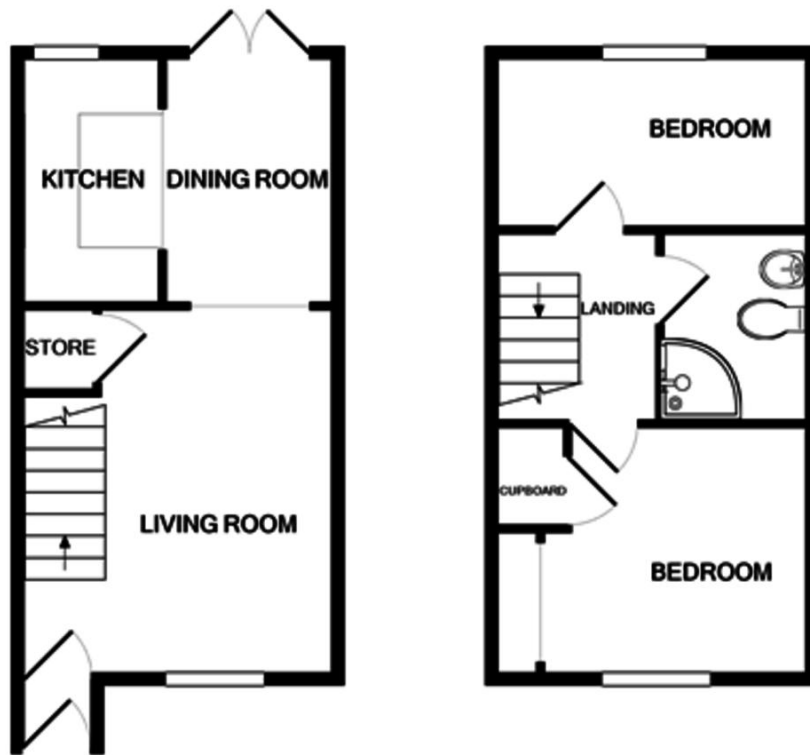
AGENTS NOTES & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

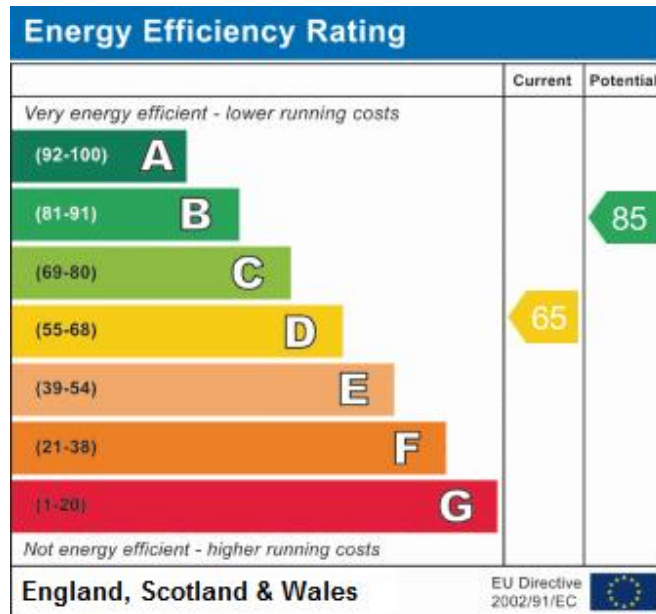




GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.