



**WILMAN & WILMAN**

*Estate Agents, Valuers & Letting Agents*



**10 NAB VIEW**

**SILSDEN**



**A RARE OPPORTUNITY TO ACQUIRE A 3/4  
BEDROOMED EXTENDED SEMI-DETACHED FAMILY  
HOUSE WITH EXTENSIVE LANDSCAPED GARDENS  
AND A DOUBLE GARAGE ON A QUIET ALMOST  
HIDDEN RESIDENTIAL CUL-DE-SAC**

**PRICE: £285,000**

The Old Bank, 19 Main Street, Cross Hills, Keighley, BD20 8TA  
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Privately constructed in the mid 1970's, **Nab View** is approached via **Breakmoor Avenue** and consists of just **8 similar properties** which very rarely come onto the open market, with number **10** standing on one of the most enviable plots enjoying the rare advantage of a superb double garage and extensive private gardens including a variety of mature fruit trees and plants.

The accommodation briefly comprises an open plan Sitting Room/Dining Area, a **ground floor extension including a spacious Dining Kitchen, Shower Room and Study / 4th Bedroom**, having 3 Bedrooms and a Bathroom to the first floor and the **potential to further extend (subject to planning)**, with the vendor having had the foresight to establish the foundations to be able to do so.

**Silsden** is a thriving town which has an excellent range of shops and facilities with Skipton, Keighley and Ilkley all situated within 15 minutes travelling distance by car and the larger business centres of **Leeds, Harrogate and Bradford** also within reasonable daily commuting distance.

The property has been very well maintained by the current owner and although it would benefit from some minor cosmetic improvements, it provides a prospective purchaser with the opportunity to make any changes to his or hers own personal taste with the accommodation in detail comprising:

**TO THE GROUND FLOOR**

Half glazed uPVC Entrance Door to:

**ENTRANCE HALL:** 8'6" x 8'3" with coat hooks, access to roof void, staircase off and useful store cupboard with shelving and coat hooks.

**OPEN PLAN SITTING / DINING ROOM:** 22'10" x 14'8" part separated by half stone wall to:

**SITTING ROOM:** 14'8" x 11'6" with multi-paned bay window with deep display sill, coal effect electric fire with brick surround and mantel over, corner TV display and covered ceiling.



**DINING AREA:** 14'8" x 10'5" with coved ceiling and side window.

**DINING KITCHEN:** 16'2" x 14'0" (L shaped) with fitted wall and base units with working surfaces over incorporating 1½ bowl stainless steel sink unit and drainer, 4 ring gas hob with concealed extractor hood over, separate Zanussi oven, tall pantry style cupboard, dishwasher plumbing and space for further white goods, part tiled walls, ceiling downlights, peninsular worktop with dishwasher plumbing under, oak effect laminate flooring and telephone point.

**SHOWER ROOM:** 12'10 x 8'7" with mermaid boarded shower cubicle, bracket wash hand basin, low suite w.c, ladder radiator and extractor fan.

**STUDY / BEDROOM 4:** 10'2" x 7'11" with telephone point and glazed uPVC French doors to rear decking.

**TO THE FIRST FLOOR**

**LANDING:** 14'6" x 5'11" with airing cupboard housing Ideal combination boiler (18 months old) and access to roof void via ladder.

**MASTER BEDROOM:** 14'7" x 10'9" (front) with views over fields, range of matching fitted wardrobes, dressing table, drawers & bed side units, 2 bedside wall light points and telephone point.



**BEDROOM 2:** 11'2" x 8'6" with fitted wardrobes.

**BEDROOM 3:** 10'10" x 5'3" (into range of fitted wardrobes) with fitted shelves and lovely open views over the rear garden and fields beyond.



**BATHROOM:** 8'6" x 5'5" with a 3 piece suite in white comprising panelled bath with thermostatic shower over with a glass screen, pedestal wash hand basin, low suite w.c, part tiled walls, radiator, extractor fan, 3 ceiling lights and window with frosted glass.

**TO THE OUTSIDE**

There are beautiful extensive rear gardens with lawns, flower borders, mature shrubs, plants & trees, vegetable boxes, a greenhouse and a storage shed with power. There is also a further flagged patio and area of decking. The whole garden enjoys a lovely aspect being very private and secure.

Side access to a **DETACHED DOUBLE GARAGE:** 17'9" x 16'3" with power and light, 2 up and over doors, side door, rear window and a cold water tap.

A tarmacadamed drive provides parking for 3/4 cars and to the side are mature flower beds with a variety of plants, shrubs and small trees.



**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.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band C levied by The Bradford Metropolitan Council.

**POST CODE:** BD20 9PU

**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: £285,000**



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

