DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £275,000

- Detached bungalow
- Two double bedrooms
- Stunning long distance views
- Cul de sac location
- Private parking and garaging
- Well maintained gardens
- No onward chain

Braemar, 11A Hawkcliffe View, Silsden, BD20 0BS

A detached bungalow enjoying an elevated position with superb far-reaching views. Offering spacious accommodation including two double bedrooms, an open plan living/dining room and a modern bathroom suite. Private driveway parking, garage and gardens to both the front and rear. NO ONWARD CHAIN

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Braemar, 11A Hawkcliffe View, Silsden, BD20 0BS

Harrogate 25 miles, Skipton 6 miles, Leeds 22 miles (all distances approximate)

General remarks

On entering the property from the front elevation, you are welcomed into a practical entrance porch featuring a useful storage cupboard housing the gas combination boiler. The porch leads into a spacious living and dining room, where a large front facing window floods the space with natural light. A gas fire, set upon a marble effect hearth with a wooden surround, provides an attractive focal point.

The kitchen is positioned to the side of the property and offers excellent potential for modernisation. It is currently fitted with a range of base, wall and drawer units with complementary work surfaces, a stainless steel sink and drainer, an integrated double electric oven, an electric hob with extractor hood above, plumbing for a washing machine, space for a fridge/freezer and access to the side elevation.

To the rear of the property are two generously sized double bedrooms, with the second bedroom benefiting from full width fitted wardrobes. The house bathroom, updated in recent years, is fitted with a contemporary four piece suite comprising a panelled bath with shower attachment, a separate walk in shower enclosure, low flush w.c., and wash hand basin set within a vanity unit. Additional features include a chrome heated towel rail, extractor fan, tiled walls and vinyl flooring.

Externally, the property benefits from generous private parking to the side, leading to a detached garage positioned at the end of the tarmac driveway. The garage features a manual up-and-over door, power and lighting, and offers excellent additional storage or workshop space thanks to its generous length. To the front, an attractive lawned garden is enhanced by mature shrubs and established planting, creating an inviting first impression. The rear garden provides a level lawn bordered by mature trees and well stocked beds, while enjoying superb far reaching views. Together, these features create a delightful and private outdoor setting, ideal for both relaxation and entertaining.

Directions

From the Airedale trunk road take the turning into Silsden proceeding into the centre of the village over the canal bridge turning left onto Elliott Street. Proceed past the Fire Station and the Health Centre onto Woodside Road. Follow the road for a short distance as the road bends, then take the third left turning on to Hawkcliffe View. Continue to the top of the road, turning left then following the road around to the left when the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board.
what3words window.puzzle.draw

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- There is a tarmac driveway leading to the garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

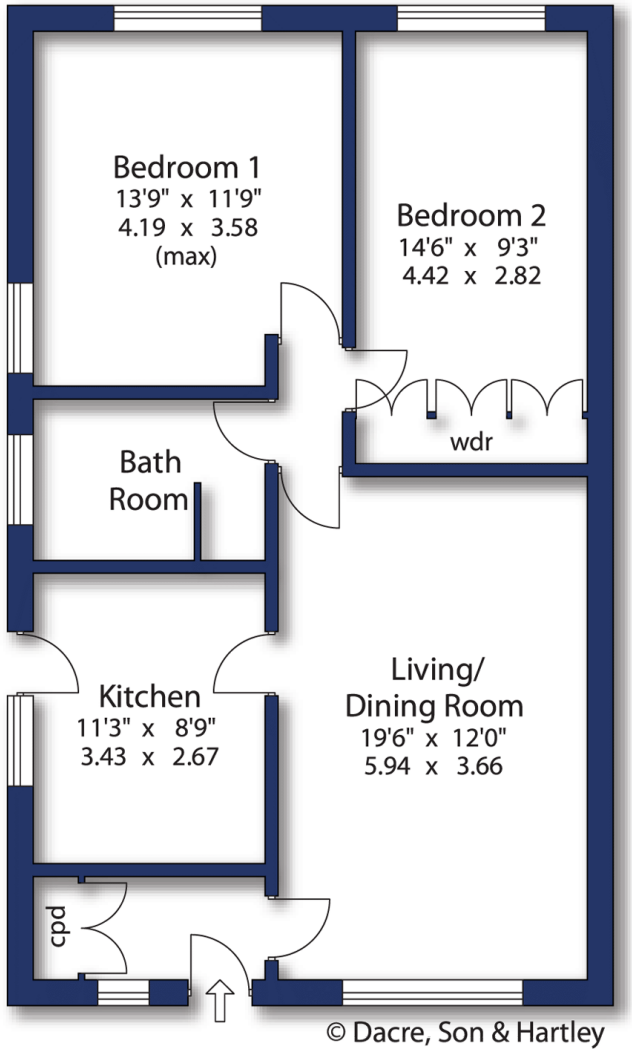
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

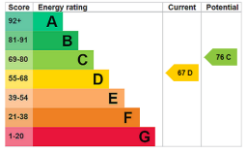
Dacres Ref: SKI260210/BCH/260826/1





Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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