DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £270,000

- Two bedroom detached bungalow
- Private driveway with garage
- Gardens to the front and rear
- Spacious living accommodation throughout
- Good location within Silsden, close to all the amenities
- Quiet private road

3 Ghyll Bank, Silsden, BD20 9PY

A two-bedroom detached bungalow, situated on a private road with convenient access to Silsden town centre and its local amenities. This quiet location also has a private driveway and garage. NO ONWARD CHAIN

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3 Ghyll Bank, Silsden, West Yorkshire, BD20 9PY

Harrogate 22 miles, Skipton 8.5 miles, Leeds 24 miles (all distances approximate)

The property offers well-proportioned accommodation, briefly comprising an entrance hallway, spacious living room, fitted kitchen, two bedrooms, modern shower room and a small conservatory. Externally, the property benefits from gardens to both the front and rear, a tarmac driveway providing off-road parking and a detached garage.

The property is entered via a UPVC entrance door, leading into the hallway, which benefits from a radiator and useful built-in storage cupboard.

A well-proportioned living room featuring a wooden fireplace with tiled surround and inset gas fire. There is a UPVC window to the front elevation, two radiators and sliding UPVC patio doors providing access to the conservatory, which in turn offers access to the rear garden.

Fitted with a range of wall, drawer and base units incorporating complementary worktop surfaces. The kitchen benefits from a stainless steel double-bowl sink unit, integrated oven and grill, four-ring hob with extractor hood above and integrated dishwasher. There is also space for a fridge/freezer, a UPVC window overlooking the rear and vinyl flooring.

A well-proportioned bedroom with a UPVC window overlooking the rear, radiator and full-length sliding wardrobes providing useful storage. A further bedroom with a UPVC window to the front elevation and radiator.

Fitted with a contemporary suite comprising an oversized shower enclosure, concealed cistern WC and wash hand basin set within a vanity unit. Further features include a wall-mounted mirrored cabinet, modern grey heated towel rail and fully tiled walls and flooring.

To the front of the property, gated access from the private road leads to a garden area with established borders. A tarmac driveway provides off-road parking and leads to the garage.

The rear garden comprises a raised patio seating area, with three steps leading down to a decorative slate-chipped section and a further paved patio area. There is also a garden shed and access to the rear of the garage.

The garage has power and lighting, houses the gas central heating boiler and is fitted with a remotely operated front garage door.

Directions

When entering Silsden from Steeton proceed through the centre of the village taking Bolton Road heading towards Addingham. Continue up Bolton Road and take the left onto Pickard Lane and right onto North Street. As you proceed up North Street take the next left into Thornber Grove. Proceed upwards to the right where the property is located on the left identified by our Dacre, Son & Hartley 'For Sale' board.

what3words moons.steroids.searcher

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, gas and drainage are installed. Domestic heating is from a gas fired boiler with radiators
- Parking and a garage are on site.
- Awaiting probate

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.

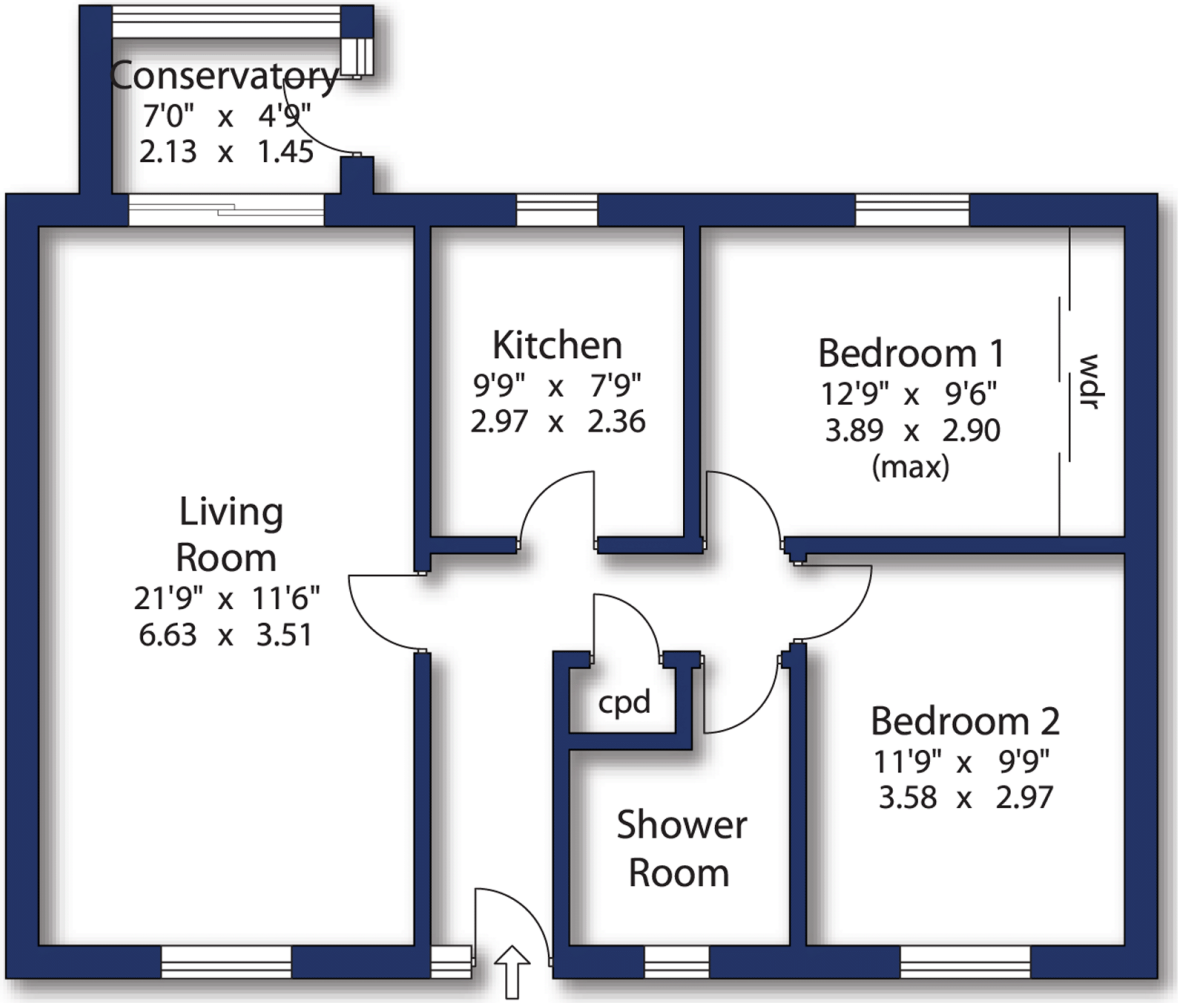
Referral fees

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.





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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