



## Cringles Park, Silsden, BD20 0NS

Asking Price £124,950

- TWO BEDROOM PARK HOME
- OFF-ROAD PARKING
- DINING KITCHEN
- GAS CENTRAL HEATING
- LOCATED ON THE DESIRABLE CRINGLES PARK SITE
- OVER 50'S RESIDENTIAL SITE
- LOW MAINTENANCE GARDENS TO THREE SIDES
- DOUBLE GLAZING
- STUNNING VIEWS
- CLOSE TO LOCAL AMENITIES



# Cringles Park, Silsden, BD20 0NS

A superb TWO BEDROOM PARK HOME, which provides SPACIOUS ACCOMMODATION nestled within this highly SOUGHT AFTER, OVER 50's SITE with OFF ROAD PARKING to the front and LOW MAINTENANCE OUTSIDE AREAS to three sides. Stunning views overlooking hills and beyond to the front.



Council Tax Band: A



## PROPERTY DETAILS

A superb two bedroom park home which provides modern spacious accommodation, nestled within this highly sought after, over 50's site. The park home enjoys gas central heating and a sitting room with the most amazing far reaching views over the hills and beyond. A well presented, well equipped kitchen, inner hall leading to both bedrooms and modern shower room. There is also a conservatory to the side. Outside: off road parking to the front with low maintenance areas to three sides with paved patio's ideal for alfresco dining and soaking up the views.

Cringles Park is a small residential site situated on the fringe of Silsden with an excellent bus service within a few minutes walking distance linking the surrounding towns and villages. Silsden offers a wide choice of independent shops, bars and restaurants together with supermarkets, coffee shops, doctors and a dentist. There is also a superb train link close by.

For those looking for a park home ready to move into and enjoy, in an enviable location and position then take a look at this.

Briefly the central heated and double glazed accommodation comprises;

Panelled and glazed door into;

### ENTRANCE HALL

With ceiling light.

### SITTING ROOM

11' 2" x 10' 3"

with an with electric fire, front bay window plus side elevation window both enjoying lovely countryside views and laminate flooring.

### DINING KITCHEN

11' 6" x 10' 9"

with an excellent selection of wall and base units, acrylic sink and drainer unit with mixer tap, granite effect work surfaces over with ceramic tiling above, gas point, provision for an automatic washing machine and space for a fridge and freezer, built in cupboard housing the boiler, side elevation window, stylish flooring, lovely views and ceiling light.

### BEDROOM ONE

9' 5" x 9' 2"

with a range of built in wardrobes with matching drawers and cupboard, overhead lighting, ceiling light and laminate flooring

### BEDROOM TWO

8' 8" x 7' 8"

with built storage, ceiling light, door leading out to the side elevation and laminate flooring.

### MODERN SHOWER ROOM

Containing a three piece white suite comprising; walk in shower cubicle with thermostatically controlled shower over, wash basin in attractive grey high gloss cabinet together with low suite W.C., mermaid board to the walls, heated chrome towel rail, laminate flooring and ceiling light.

### CONSERVATORY / PORCH

Conservatory / Porch to the side with laminate tiled flooring.

### OUTSIDE

The front of the property has off road parking with low maintenance garden areas to three sides.

### ADDITIONAL INFORMATION

Ground rent is £38.99 weekly.

The property has LPG gas. Bottles are purchased on site at a cost of £90.23 per bottle.

Water is £34 per year, treated and supplied from site.

Electricity is provided from the site and read once a month.



## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	