



## Claymore Rise, Silsden, BD20 0QQ

Asking Price £289,950

- DETACHED BUNGALOW
- GARDEN AREAS SURROUNDING THE PROPERTY
- DETACHED GARAGE
- SOUGHT AFTER CUL-DE-SAC
- THREE BEDROOMS
- PRIVATE DRIVEWAY
- GENEROUS CONSERVATORY
- QUIET LOCATION



# Claymore Rise, Silsden BD20 0QQ

Introducing this traditional THREE BEDROOM, DETACHED BUNGALOW, pleasantly situated on a lovely plot at the end of this SOUGHT-AFTER CUL-DE-SAC location, offering EXCELLENT LIVING SPACE throughout with PRIVATE DRIVEWAY, GARDEN and DETACHED SINGLE GARAGE.



Council Tax Band: C



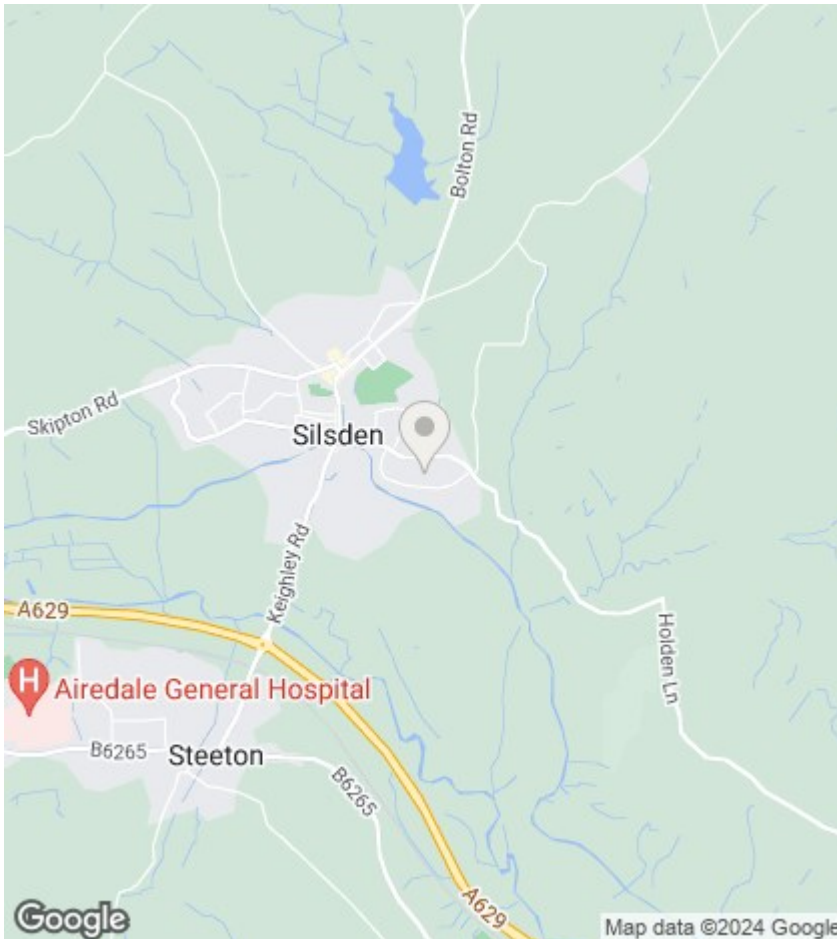
## PROPERTY DETAILS

Introducing this traditional detached bungalow, pleasantly situated on a lovely plot at the end of this sought-after cul-de-sac location, a 5-minute walk from the town centre. Offering excellent living space with well-proportioned rooms throughout, featuring a side entrance hall with a well-equipped kitchen directly opposite one of the double bedrooms.

A generous living/dining room with a large picture window to the front overlooks the garden and double doors lead into a further lounge/bedroom. An inner hall leads to the master bedroom and directly opposite the modern adapted shower room. Additionally, there is a generous conservatory to the rear with direct access to the garden.

Outside, there is a private driveway leading to a detached single garage and garden areas surround the property on three elevations. The town of Silsden has become a popular choice for both young and old alike, offering a thriving community with a good range of shops, pubs and restaurants. Excellent commuting links provide quick and easy access to the neighbouring towns and villages, as well as the larger business centres of North and West Yorkshire.

For those looking for a quiet location on the level, close to all amenities, then take a look at this.



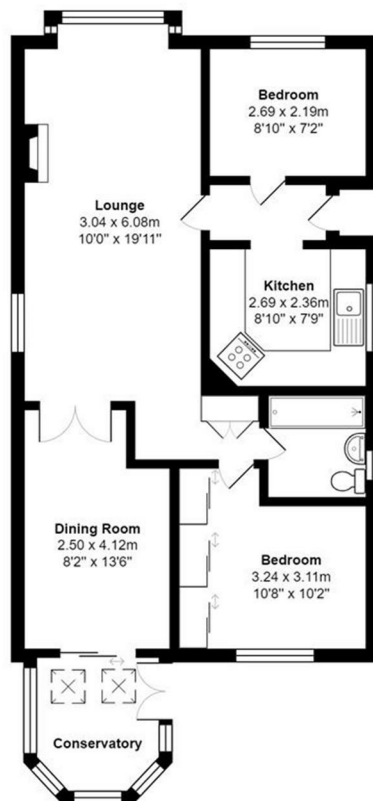
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>

All measurements are approximate and for display purposes only