



**Hawber Cote Lane, Silsden, BD20 0JJ**

**Asking Price £349,950**

- THREE BED DETACHED BUNGALOW
- GARAGE
- CLOSE TO AMENITIES
- DOUBLE GLAZING
- VIEWING A MUST!
- GARDENS TO THREE SIDES
- GENEROUS DRIVEWAY
- GAS CENTRAL HEATING
- EXCELLENT TRANSPORT LINKS



# Hawber Cote Lane, Silsden, BD20 0JJ

A superb THREE-BEDROOM DETACHED BUNGALOW standing in a GENEROUS PLOT with an ADJOINING SINGLE GARAGE AND GARDENS TO THREE SIDES. This exceptional property has been in the family for over 50 years and, although it does require some renovations to bring it to its full potential, it offers GREAT SPACE AND A FANTASTIC POSITION. Having AMPLE ONSITE PARKING AND ADJOINING SINGLE GARAGE. Don't let it get away book a viewing today!



Council Tax Band: D



## PROPERTY DETAILS

A superb three-bedroom detached bungalow standing in a generous plot with an adjoining single garage and gardens to three sides. This exceptional property has been in the family for over 50 years and, although it does require some renovations to bring it to its full potential, it offers great space and a fantastic position. Offered with gas central heating and sealed unit double glazing, it briefly comprises a spacious entrance hall, sitting room, large dining kitchen, three good-sized bedrooms, and a bathroom.

Outside, there is a generous driveway leading to an adjoining single garage, prime for conversion into living space (subject to the relevant planning consents) if further living accommodation is required. There's ample on-site parking, with generous open-plan gardens to the front and side, along with a smaller garden to the rear. Hawber Cote Lane consists of only three other detached properties located just off Banklands with views over the park and an easy walk into the centre of the popular town.

The town has grown over recent years offering a varied choice of independent shops, bars, restaurants, coffee shops, and supermarkets. There is a newly built primary school and superb commuting links, either by bus or the train link, which is only 5 minutes away by car, providing easy access into the larger business centres of North and West Yorkshire.

For those looking for a superb bungalow in a lovely plot ready to make your own, then take a look at this!



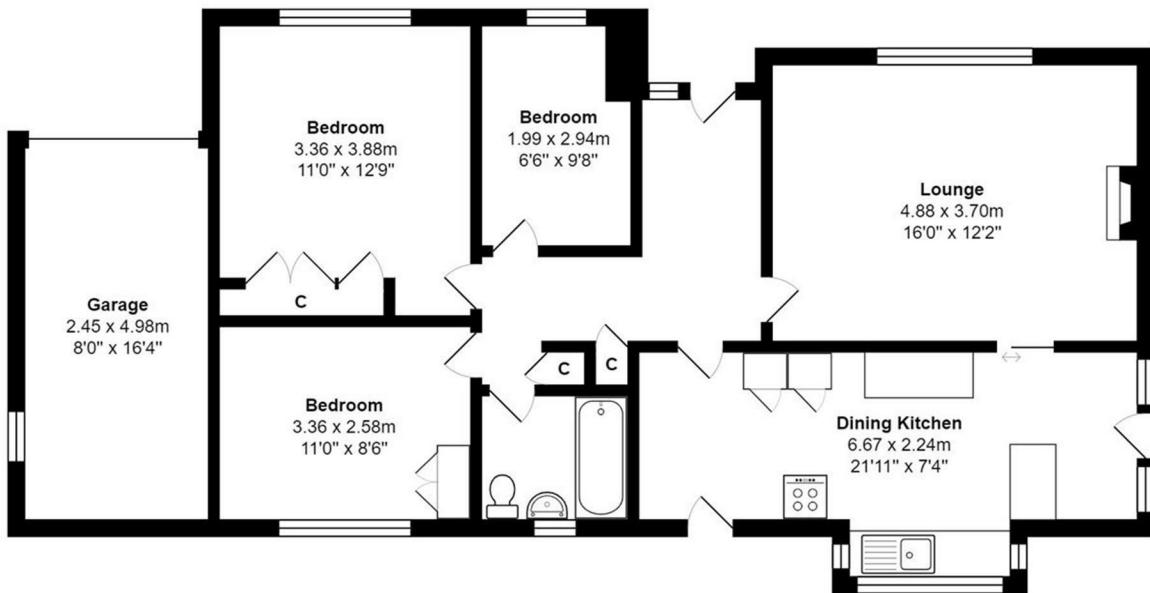
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor

Total Area: 78.6 m<sup>2</sup> ... 846 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only