



## Cringles, Silsden, BD20 0NS

Asking Price £102,900

- ONE BED PARK HOME
- LOW MAINTENANCE GARDEN TO TWO SIDES
- CONSERVATORY
- GENEROUS SIZED BEDROOM
- FULLY FURNISHED IF REQUIRED
- OVER 50's RESIDENTIAL SITE
- ON SITE PARKING
- BEAUTIFUL OPEN COUNTRYSIDE
- BAND A COUNCIL TAX

# Cringles, Silsden BD20 0NS

An excellent ONE BEDROOM home surrounded by BEAUTIFUL OPEN COUNTRYSIDE. The present owner has UPGRADED and IMPROVED to offer a more contemporary layout. Complete with ON SITE PARKING and LOW MAINTENANCE GARDENS this home is an ideal choice for the over 55'S.



Council Tax Band: A



## PROPERTY DETAILS

Cringles Park lies on the edge of this ever popular village surrounded by beautiful open countryside, yet within easy reach of the town centre which includes a wide choice of everyday amenities. There is also a local bus service on the doorstep and the nearest train link is approx. 2 miles away.

For those looking for value for money, in a delightful setting then take a look at this!

Briefly the central heated and double glazed accommodation comprises;

## SITTING/DINING ROOM

16'5" x 9'9"

Spacious area with two ceiling lights.

## KITCHEN

9'10" x 6'7"

Modern white high gloss wall and base units, stainless steel sink with mixer tap, granite effect work surfaces, built-in electric oven and gas hob, Alpha combination boiler, tiled flooring, and recessed lighting.

## INNER HALL

Featuring recessed lighting.

## L SHAPED BEDROOM

14'5" x 9'5"

Generously sized with a built-in modern wardrobe and two ceiling lights.

## STYLISH SHOWER ROOM

Containing a walk-in shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low suite W.C., mermaid boarding on walls and ceiling, heated chrome towel rail, recessed lighting, and ceramic tiling on the floor.

## CONSERVATORY

13'1" x 6'2"

A cozy space with a wall light.

## OUTSIDE

Onsite parking is available at the front of the property

and two low maintenance gardens are present on two sides of the property.

## ADDITIONAL INFORMATION

The park is for residents over 55 years of age.

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.

Ground rent is £38.25 per week.



## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	