



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

**Asking Price £325,000**

- NO UPPER CHAIN
- THREE BED DETACHED BUNGALOW
- PRIVATE DRIVEWAY
- LARGE UTILITY ROOM
- IN EASY REACH OF AMENITIES
- PART EXCHANGE AVAILABLE
- GENEROUSLY SIZED GARDENS
- ADJOINING SINGLE GARAGE
- RECENTLY MODERNISED



# Hawber Cote Lane, Silsden BD20 0JJ

A superb THREE-BEDROOM, DETACHED BUNGALOW, nestled in GENEROUSLY SIZED GARDENS with a PRIVATE DRIVEWAY and an ADJOINING SINGLE GARAGE. RECENTLY MODERNISED and with NO UPPER CHAIN, this home boasts light and airy rooms with neutral decor and flooring throughout, making it MOVE-IN READY.



Council Tax Band: D



#### PROPERTY DETAILS

A superb three-bedroom, detached bungalow, nestled in generously sized gardens with a private driveway and an adjoining single garage. Recently modernized, this home boasts light and airy rooms with neutral decor and flooring throughout, making it move-in ready. From the moment you approach, you will be impressed by the spaciousness and quality on offer.

Enter through the glazed door into the sunroom, which leads into the generous L-shaped living/dining room, featuring front and side windows which flood the space with natural light. The inner hall guides you to a well-equipped kitchen, which connects to a large utility room providing access to both the rear garden and the single garage. The property includes three good-sized bedrooms and a stylish shower room.

Outside, mature gardens surround the home on three sides, with a wonderful variety of flowering bushes and shrubs complementing the lawned frontage. The private driveway offers ample on-site parking and the adjoining single garage, equipped with power and light, includes access to the utility room. Nestled in a small drive of only four high-quality properties located off Bolton Road, mere steps from the park and within easy reach of all local amenities.

Silsden, situated midway between Skipton and Ilkley, offers a wide array of shops, supermarkets, doctors, dentists, a primary school, coffee shops, bars and restaurants, along with excellent commuting links.

If you are seeking a spacious detached bungalow in a charming town setting, this property is a must-see.



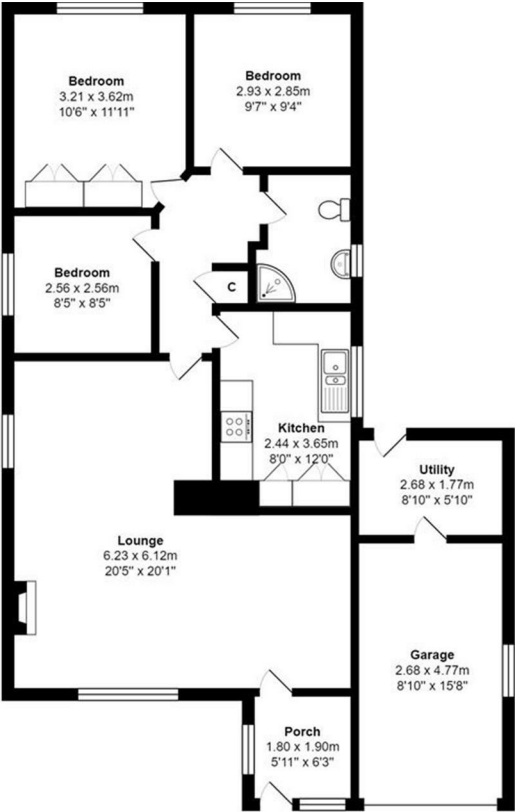
## Viewings

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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Total Area: 102.2 m<sup>2</sup> ... 1101 ft<sup>2</sup>

All measurements are approximate and for display purposes only