



## Harwal Mews, Silsden, BD20 0DE

**Guide Price £189,995**

- NO UPPER CHAIN
- DINING KITCHEN/SITTING ROOM
- WALK IN WARDROBE
- SECURE STORAGE SPACE
- GOOD TRANSPORT LINKS
- TWO DOUBLE BEDROOM
- LUXURY SHOWER ROOM
- ALLOCATED PARKING
- CLOSE TO AMENITIES
- EARLY VIEWING RECOMMENDED

# Elliott Street, Silsden BD20 0DE

A FABULOUS TWO DOUBLE BEDROOM HIGHLY INDIVIDUAL PROPERTY, with a STUNNING CONTEMPORARY LIVING SPACE which certainly requires internal inspection to appreciate the accommodation on offer. The property has the benefits of ALLOCATED PARKING AND FAR REACHING VIEWS. This select development is ideally situated for local amenities and transport links.



Council Tax Band: B



## PROPERTY DETAILS

A fabulous, two bedroom, highly individual property, built by esteemed builders Skipton Properties and certainly requiring internal inspection to justify the accommodation on offer. The owners of this unique home have with care and attention to detail created a contemporary high quality living space which is arranged over one floor. Those who venture through the front door will be both surprised and delighted by the quality and space on offer with stairs leading to the first floor, spacious landing with generous loft, stunning sitting room open to well equipped dining kitchen, two double bedrooms one with walk in wardrobe plus luxury shower room. Outside there is allocated parking plus a secure storage area with power, light W.C , hand wash basin and additional loft storage. Harwal Mews is a small select development located just off Elliott Street, a short stroll takes you into the town centre where an abundance of local shops, bars, restaurants and coffee shops can be found. There are also excellent primary schools, doctors and dentist. There is a good local bus service whilst those who need to commute will find the local train link approx 2 miles away.

Book a viewing to fully appreciate this truly amazing property.

Briefly the gas central heated accommodation comprises:

### GROUND FLOOR

Panelled and glazed entrance door into

### ENTRANCE HALL

With enclosed staircase leading to the first floor

### LANDING

With recessed lighting,loft hatch with pull down ladder leading to spacious part boarded loft with light.

### SITTING ROOM/DINING KITCHEN

23'1" x 15'9"

a stunning contemporary sitting room area having two windows to the front elevation with hilltop views, carpet flooring, recessed lighting and T.V point. The open plan kitchen has two windows to the rear elevation and has an excellent range of modern stylish wall and base units in light grey with concealed lighting under and matching centre island, Belfast sink and drainer unit with chrome mixer tap, granite effect work

surfaces over with tiling above, built in electric oven and induction hob in the centre Island with feature lighting above, dishwasher, fridge and freezer, finished with Amtico style flooring.

### LANDING

With easy access to loft hatch having a pull down ladder leading to a spacious part boarded loft with light and power, finished with Amtico style flooring.

### BEDROOM ONE

13'1" x 8'3"

with dual aspect windows to the front elevation and a range of built in wardrobes, plus walk in wardrobe with fitted shelving and hanging rails, hilltop views, ceiling light and carpet flooring.

### BEDROOM TWO

12'5" x 10'4"

feature window and ceiling light.

### LUXURY SHOWER ROOM

Containing a three piece white contemporary suite comprising; double shower cubicle with modern overhead shower, wall mounted hand wash basin, low flush W.C, contemporary ceramic tiling to the walls plus feature papered wall, provision for automatic washing machine and space for a dryer, radiator and finished with quality flooring.

### OUTSIDE

With water tap and access under the archway to a good sized secure storage area having power and light W.C , hand wash basin plus additional loft storage area with hatch. Allocated parking.

### ADDITIONAL INFORMATION

The property is leasehold (994 years remaining) there is no service charge and a peppercorn ground rent.



## Directions

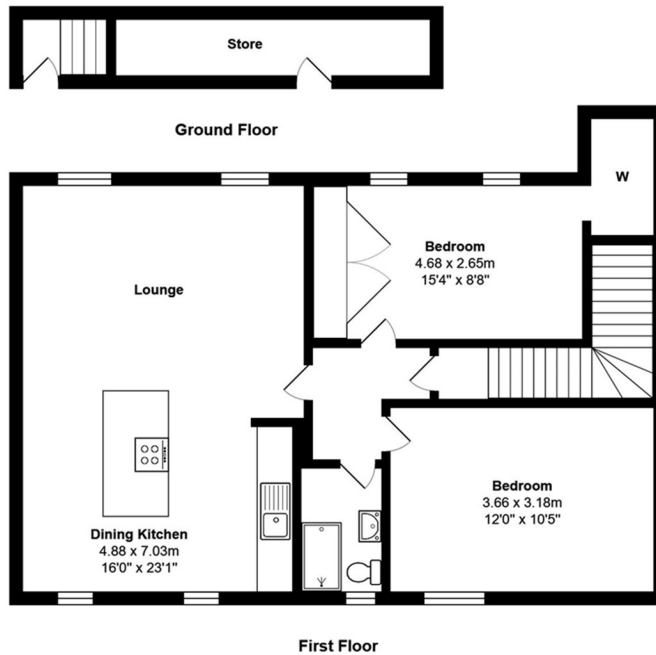
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 78.5 m<sup>2</sup> ... 844 ft<sup>2</sup> (excluding store)  
 All measurements are approximate and for display purposes only