



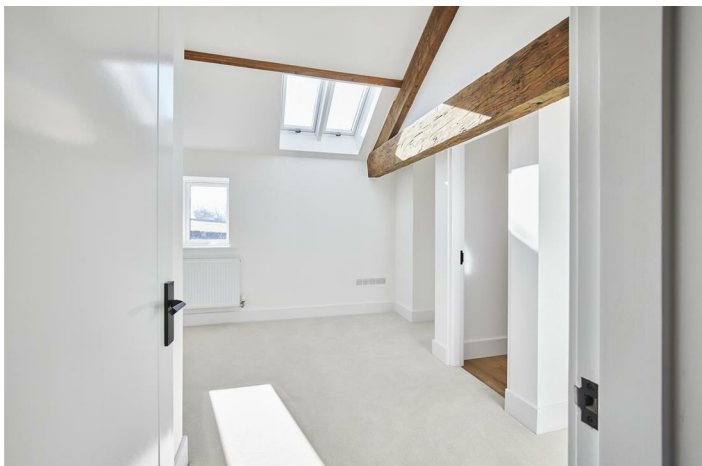
The Taylor, Plot 77, North Street, Silsden, BD20 9PP

Asking Price £385,000

- NEW BUILD
- ONE OF THREE DWELLINGS
- PRIVATE DRIVEWAY
- OPEN PLAN LIVING
- IDEAL FAMILY HOME
- STAMP DUTY OF £11,550 PAID
- THREE DOUBLE BEDROOMS
- GARDEN TO FRONT & REAR
- MASTER BEDROOM WITH EN-SUITE
- UNIQUE PROPERTY

Plot 77, North Street, Silsden, BD20 9PP

STAMP DUTY OF £11,550 PAID A unique THREE DOUBLE BEDROOM, NEW BUILD , offering SPACIOUS LIVING ACCOMMODATION throughout. With TURFED GARDEN, LARGE PATIO and PRIVATE DRIVEWAY.



SUMMARY

Own New Available, you could save up to £361 on your mortgage payments*

PROPERTY DETAILS

Plot 77 forms one of just 2 characterful barns on this development and is one of a pair of charming re-imagined barns here in Silsden. A beautiful and unique three bedroom home, that creates flexible living space, that can adapt to the needs and demands of modern family life.

On the ground floor a generous sized living room is accessed off the entrance hall, with access to the under-stairs store. The living room then leads into the open plan kitchen / dining area, creating a large wrap around living space. The I-shaped kitchen provides the perfect space to entertain with the dining area leading out onto the turfed garden with large patio, via double patio doors.

Upstairs there are two double bedrooms and a single leading off the central landing. The master suite is especially large, accommodating a spacious en-suite, while the remaining bedrooms share a family bathroom with bath.

Includes Quartz worktops, flooring and integrated appliances.

We may be able to help you move with SimpleMove. Let us take the stress out of selling your home. We manage the sales process with an estate agent and also pay their fees. Find out more today.

Contact our team for further details and start your homebuying journey today.

This Sales Centre is open for appointments if you need dedicated time and drop-ins.

(These opening hours are standard, please check per development for any unique opening hours).

Monday - 10.30am to 5.00pm

Tuesday - Closed

Wednesday - Closed

Thursday - 10.30am to 5.00pm

Friday - 10.30am to 5.00pm

Saturday - 10.30am to 5.00pm

Sunday - 10.30am to 5.00pm

This home is sold with management/estate charges of £350 per annum, with a deposit on completion of £300 and a council tax band of TBC.

SimpleMove cannot be used with any other incentive. You must use our list of locally preferred agents. Available on selected plots, and the maximum we will contribute to your estate agency fee is plot dependant. If you agree to market your home on the recommended market price, we will hold your chosen plot for a maximum of 8 weeks.

At Skipton Properties, we are more than builders of exceptional homes. We are a family-run business with a passion for creating thriving communities.

Our highly skilled team is committed to exceeding expectations through outstanding quality and expert craftsmanship. We believe a home is more than just a place to live; it is the foundation for a happy and fulfilling life. With New Homes, Reimagined, we want to inspire homeownership for generations to come with homes that set us apart from the average house builder and are infused with our family's warmth, care, and love.

*Please note that Own New is at the discretion of Skipton Properties and on assessment of affordability and is only available on selected plots. Independent financial advice must be sought from a regulated mortgage broker to access this scheme. Your property may be repossessed if you do not keep up repayments on your mortgage or other debt secured on it. Example is based on a 2-year initial period and an LTV of 60%. Rates valid as of 28/02/2024.

ADDITIONAL DETAILS

Stamp Duty of £11,550 paid



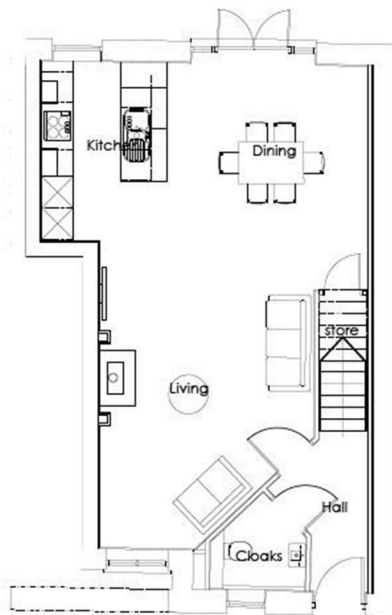
Viewings

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

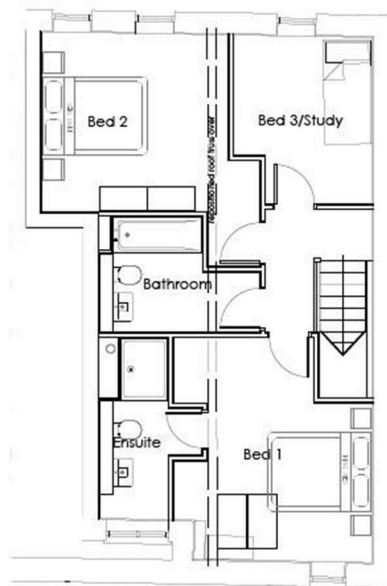
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		81	
(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	



Ground Floor Plan



First Floor Plan

Plot 77 Ground Floor

Living (max.)	19' 0" x 13' 5"
Kitchen / Dining (max.)	20' 6" x 10' 6"
Cloaks (max.)	5' 11" x 5' 1"
Hall (max.)	9' 0" x 6' 2"

First Floor

Bedroom 1 (max.)	13' 3" x 12' 5"
Ensuite (max.)	11' 5" x 4' 4"
Bedroom 2 (max.)	12' 3" x 11' 1"
Study/Bed 3 (max.)	10' 6" x 8' 8"
Bathroom (max.)	9' 4" x 7' 3"
Landing (max.)	7' 8" x 6' 9"