



Claymore Rise, Silsden, BD20 0QQ

Asking Price £275,000

- SPACIOUS DETACHED BUNGALOW
- PRIVATE DRIVEWAY
- DETACHED GARAGE WITH ELECTRIC UP & OVER DOOR
- LARGE CONSERVATORY TO THE REAR
- QUIET CUL-DE-SAC LOCATION
- TWO BEDROOMS
- SURROUNDED BY LOW-MAINTENANCE GARDENS
- SOLAR PANELS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES

# Claymore Rise, Silsden, BD20 0QQ

An exciting opportunity awaits with this SUPERB TWO-BEDROOM DETACHED BUNGALOW, ideally situated on level ground within easy walking distance to the town centre. This property offers THOUGHTFULLY DESIGNED LIVING SPACE, featuring a SPACIOUS CONSERVATORY at the rear, a PRIVATE RESIN DRIVEWAY AND LOW-MAINTENANCE GARDENS. Energy efficiency is a highlight, with SOLAR PANELS and a DETACHED GARAGE included.



Council Tax Band: C



## PROPERTY DETAILS

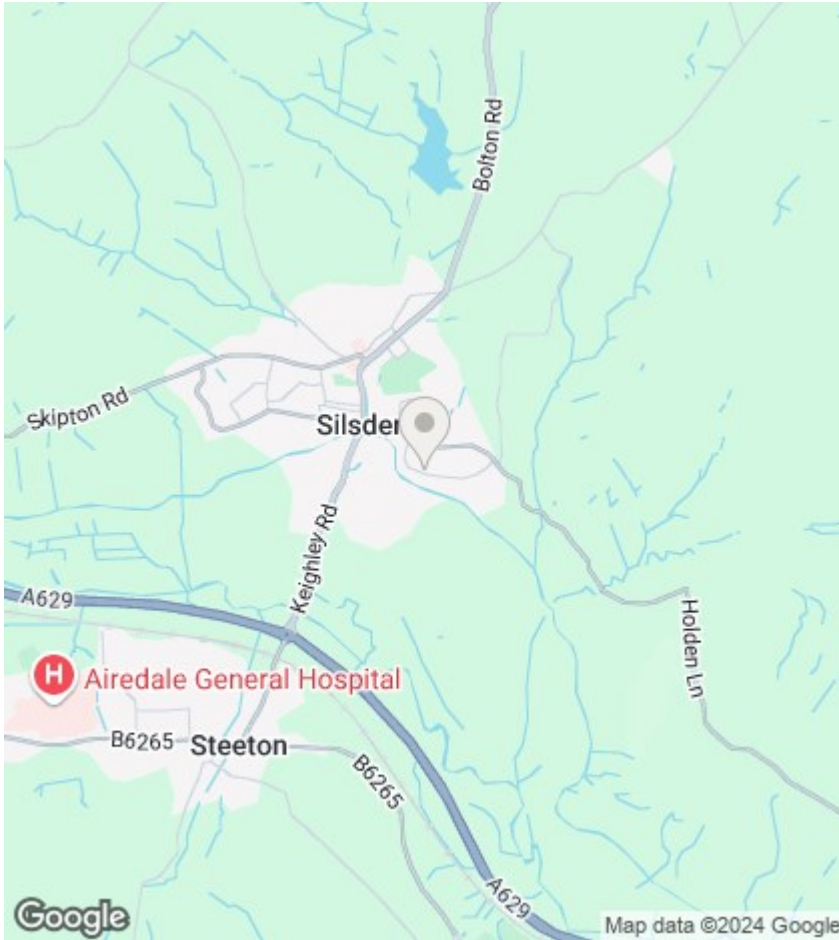
An exciting opportunity awaits with this superb two-bedroom detached bungalow, ideally situated on level ground within easy walking distance to the town centre. This property offers thoughtfully designed living space, featuring a spacious conservatory at the rear, a private resin driveway and low-maintenance gardens. Energy efficiency is a highlight, with solar panels and a detached garage included.

Lovingly maintained by its current owners, the home is in excellent condition and ready to move into. It benefits from gas central heating, double-glazed windows and consists of an entrance hall, a comfortable sitting room, a well-equipped kitchen, two generously sized bedrooms, a modern shower room and a large rear conservatory.

Outside, a spacious resin driveway leads to the detached garage with an electric up-and-over door. The south-facing rear and side gardens are low-maintenance, featuring artificial grass, raised flower beds and plenty of seating areas for relaxing and enjoying the views.

Claymore Rise is a quiet cul-de-sac of high-spec homes, located just off Howden Road. A short walk brings you to the heart of this sought-after town, offering a range of amenities, including shops, bars, restaurants, coffee shops, a primary school and supermarkets. The area is well-served by excellent bus and train links.

If you're seeking a well-proportioned bungalow with easy access to local amenities, this is a must-see!



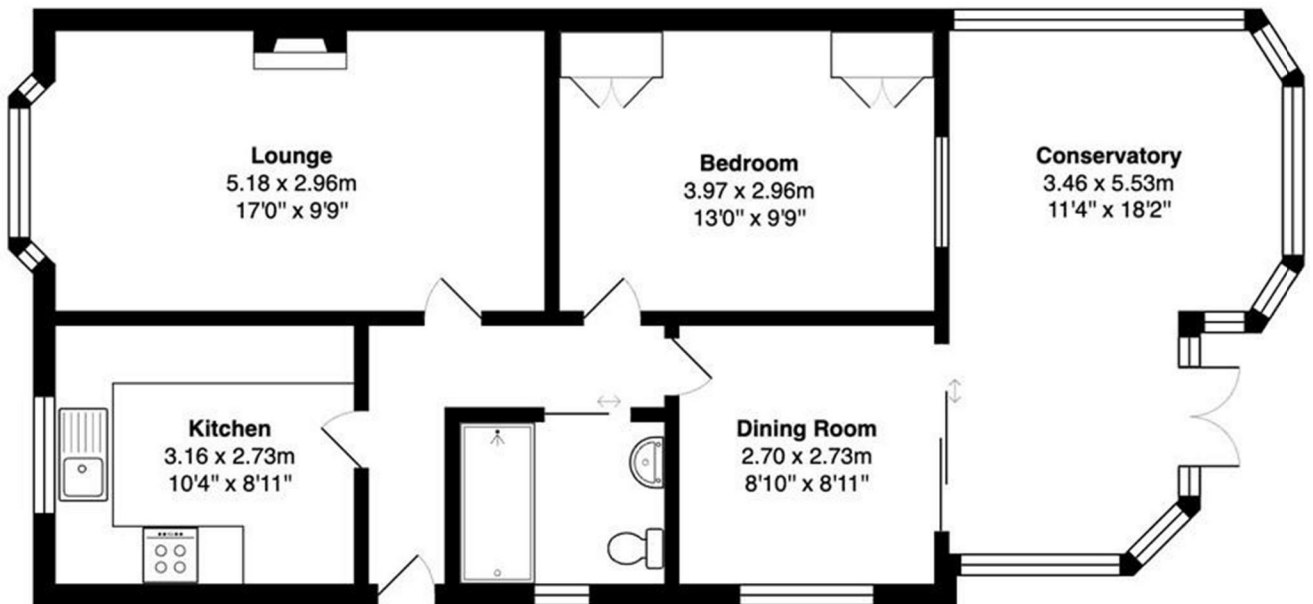
## Viewings

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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>88</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	



**Ground Floor**

Total Area: 72.1 m<sup>2</sup> ... 776 ft<sup>2</sup>

All measurements are approximate and for display purposes only