



High Banks, Silsden, BD20 0FA

Asking Price £269,950

- THREE BED TOWNHOUSE
- INTEGRAL SINGLE GARAGE
- SPACIOUS DINING KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- SOUGHT-AFTER LOCATION
- OFF-ROAD PARKING
- REAR GARDEN ADJACENT TO CANAL TOWPATH
- GROUND FLOOR W.C
- 4.5 YEARS LEFT ON LABC WARRANTY
- CLOSE TO LOCAL AMENITIES

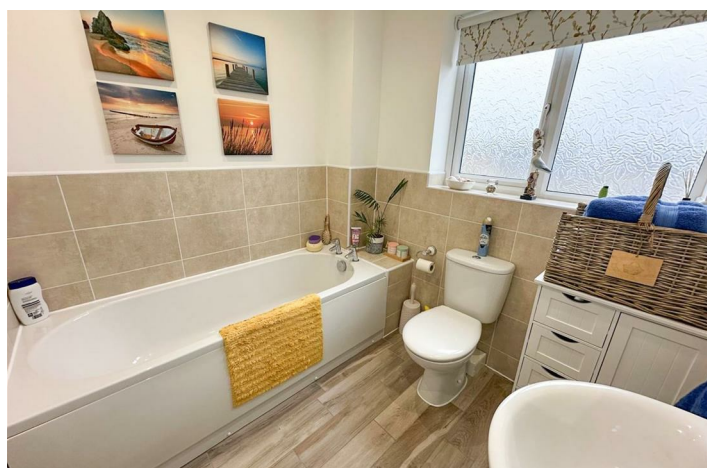


## High Banks, Silsden BD20 0FA

Located on a CUL-DE-SAC, this TOWNHOUSE has a STUNNING DINING KITCHEN which has doors out to the REAR GARDEN that enjoys a LOVELY OUTLOOK OVER THE LEEDS/LIVERPOOL CANAL, PARKING TO THE FRONT leading to an INTEGRAL GARAGE and THREE GOOD-SIZED BEDROOMS - the MASTER HAVING AN EN-SUITE SHOWER ROOM.



Council Tax Band: D



## PROPERTY DETAILS

Looking for a modern home with stylish fixtures and fittings? This could be the one for you.

Located on a cul-de-sac, with 4.5 years remaining on the LABC warranty, this townhouse has a stunning dining kitchen which has doors out to the rear garden that enjoys a lovely outlook over the Leeds/Liverpool canal, parking to the front leading to an integral garage and three good-sized bedrooms - the master having an en-suite shower room.

The property opens through to an entrance hall with cloakroom/W.C, staircase to the first floor and a useful understairs storage cupboard.

On the first floor is a bright and airy, front-facing, L-shaped living room which has a two windows and a perfect space for those working from home.

To the rear is the spacious dining kitchen which has tiled flooring and a large range of wall and base units with contrasting worksurfaces. There is an integrated fridge/freezer, washing machine and an electric oven and gas hob. There is ample space for a large, family dining table and French doors leading out to the garden.

On the second floor are three good-sized bedrooms -the master bedroom having a spacious en-suite shower room, fitted wardrobes and enjoys a lovely view over the canal. There is also a stylish house bathroom.

Externally the property has a block-paved driveway to the front with parking for two vehicles. There is also an integral single garage. To the rear is a well-tended garden with wrought-iron railings, which is adjacent to the canal towpath.

Nestled in the sought-after town of Silsden, this property benefits from a variety of local amenities, including shops, supermarkets, pubs and restaurants. You'll also enjoy picturesque countryside walks and the scenic canal towpath.

For commuters, Silsden offers excellent transport links with train services to Bradford, Leeds and London Kings Cross. It's also conveniently located for access to major business hubs in West Yorkshire and East Lancashire. Nearby towns such as Skipton, Keighley and Ilkley are just a short drive away.



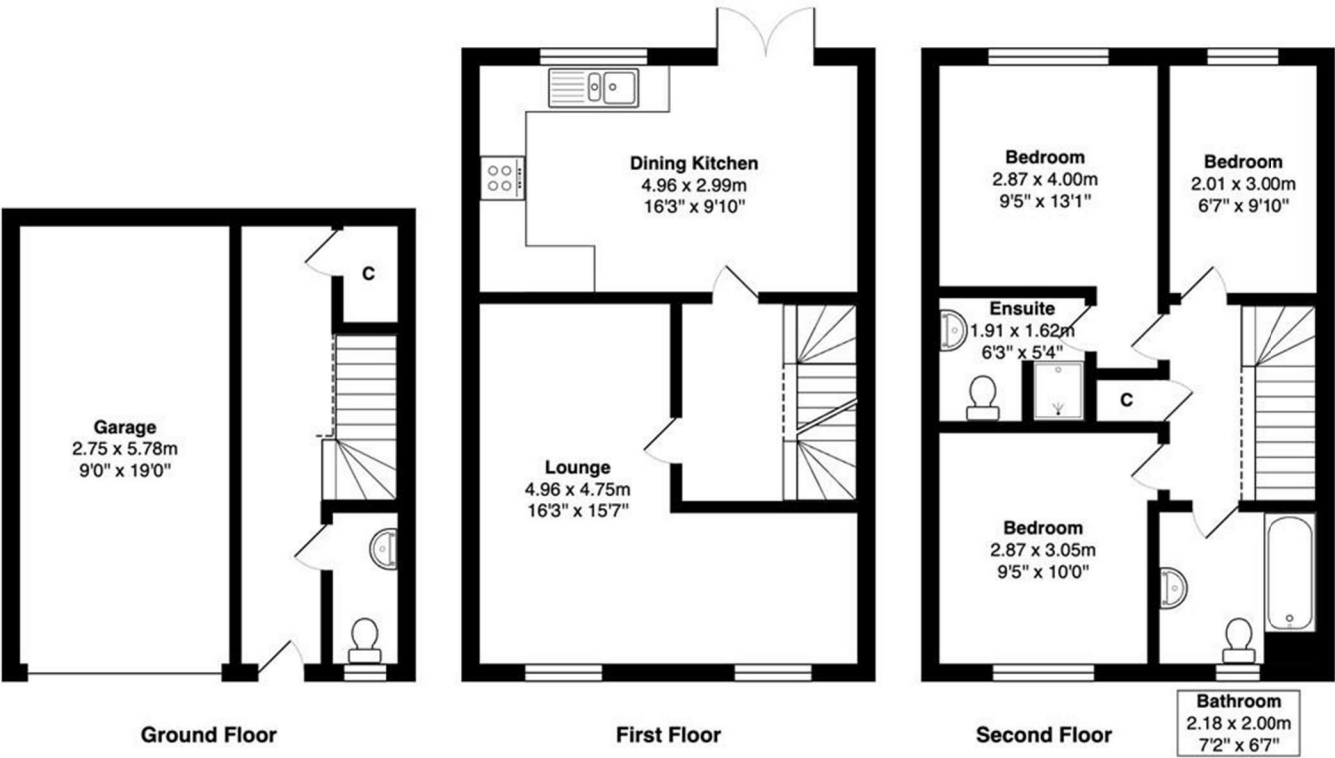
## Viewings

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>96</b>
(81-91) <b>B</b>	<b>85</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		
England & Wales		EU Directive 2002/91/EC



Total Area: 107.1 m<sup>2</sup> ... 1152 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only