



Hackworth Close, Silsden, BD20 0FP

Asking Price £229,950

- NO UPPER CHAIN
- GARDENS TO FRONT & REAR
- BRIGHT & SPACIOUS
- GROUND FLOOR W.C
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BEDROOM SEMI-DETACHED PROPERTY
- DRIVEWAY FOR ONE VEHICLE
- DINING KITCHEN WITH FRENCH DOORS LEADING TO REAR GARDEN
- MODERN THREE-PIECE HOUSE BATHROOM
- CLOSE TO LOCAL AMENITIES



# Hackworth Close, Silsden, BD20 0FP

Wilman & Lodge are delighted to introduce this MODERN TWO-BEDROOM SEMI-DETACHED HOME, featuring CAR PARKING and FRONT AND REAR GARDENS. Built in 2020, the property benefits from EASY ACCESS TO THE AMENITIES of Silsden, the NEARBY COUNTRYSIDE and the remaining term of the NHBC building warranty.



Council Tax Band: B



## PROPERTY DETAILS

Wilman & Lodge are delighted to introduce this modern two-bedroom semi-detached home, featuring car parking and front and rear gardens. Built in 2020, the property benefits from easy access to the amenities of Silsden, the nearby countryside and the remaining term of the NHBC building warranty. Ideally located between Skipton, Ilkley and Keighley, it serves as a perfect base for Aire Valley commuters, with Steeton railway station nearby.

Upon entering the property, a partially glazed composite front door leads into the hallway, which has a recessed spotlight to the ceiling and provides access to both the living room and first floor. The living room is bright and spacious, with a double-glazed window to the front elevation, a carpeted floor and a ceiling light.

The dining kitchen is generously sized, fitted with a range of high-gloss white wall and base units complemented by a laminated work surface. It includes a built-in electric oven with a gas hob, an integrated extractor, plumbing for a washing machine and space for a fridge-freezer. Double-glazed French doors with full-height side lights open into the rear garden, while an inner hallway provides access to the cloakroom. The downstairs WC is fitted with a toilet with a push-button flush and a wall-mounted sink.

The master bedroom is a spacious double room with double-glazed windows to the front elevation, a freestanding mirrored wardrobe and additional built-in storage over the staircase. The room is finished with a pendant ceiling light and a carpeted floor. The second bedroom is another double room, featuring a double-glazed window to the rear elevation, a pendant ceiling light and a carpeted floor.

The modern bathroom includes a three-piece suite comprising a toilet with a push-button flush, a pedestal wash basin with a mixer tap and tiled splashback and a bath with a shower over and a glazed screen. The space is fully tiled in the splashback area, with wood effect-flooring, recessed LED ceiling lights and a double-glazed window to the rear elevation.

Externally, the property has a lawned garden at the front with parking for one vehicle. The rear garden is a generous enclosed space, featuring a stone-flagged patio off the French doors, a lawn at the end and a garden shed.



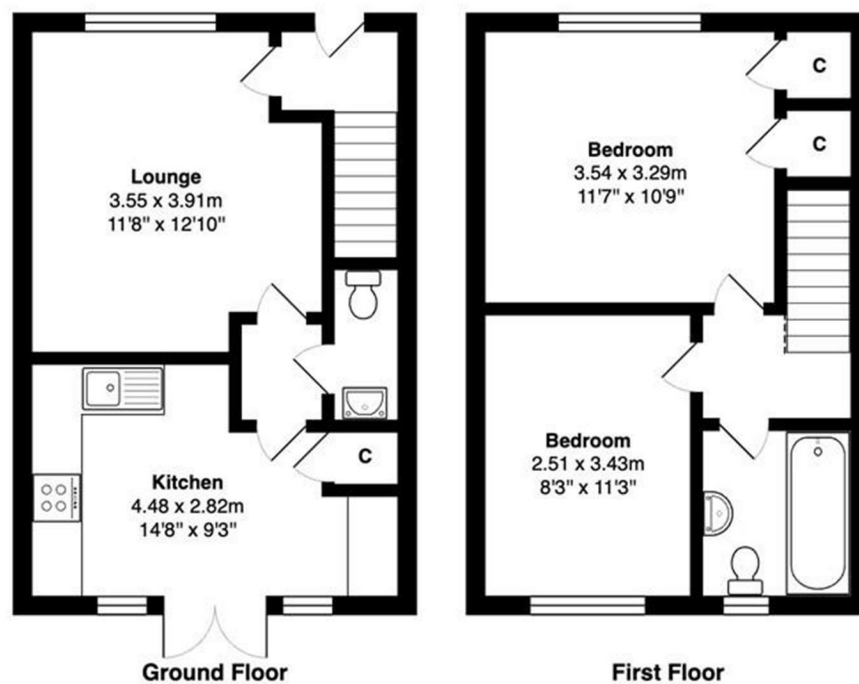
## Viewings

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>		97
(81-91) <b>B</b>	83	
(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	



Total Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>

All measurements are approximate and for display purposes only