



Sunny Bank, Hainsworth Road, Silsden, BD20 0NB

Asking Price £310,000

- NO UPPER CHAIN
- FOUR BEDROOMS - TWO ON EACH FLOOR
- ENCLOSED GARDEN TO THE REAR
- HOUSE BATHROOM ON GROUND FLOOR
- SITUATED ON A GENEROUS PLOT
- STONE-BUILT DETACHED DORMER BUNGALOW
- AMPLE OFF-ROAD PARKING
- WELL PLANNED BREAKFAST KITCHEN
- IDEAL FOR A VARIETY OF BUYERS
- CLOSE TO LOCAL AMENITIES

Sunny Bank, Hainsworth Road, Silsden, BD20 0NB

Nestled on a generous plot, this impressive stone-built detached property offers four bedrooms—two on the ground floor and two on the first floor. The house is now available with no upper chain though it does require a touch of TLC. This is a unique, one-of-a-kind opportunity, offering the potential for a growing family or those seeking a bungalow-style home with ground-floor bedrooms. The possibilities here are superb.



Council Tax Band: D



PROPERTY DETAILS

Nestled on a generous plot, this impressive stone-built detached property offers four bedrooms—two on the ground floor and two on the first floor. The house, cherished by the same family for over 20 years, is now available with no upper chain. It stands empty and ready for new occupants. This is a unique, one-of-a-kind opportunity, offering the potential for a growing family or those seeking a bungalow-style home with ground-floor bedrooms. The possibilities here are superb.

As you approach, you are welcomed by an expansive parking area at the front. Stepping through the front door, you are greeted by a spacious entrance hall, complete with an open staircase leading to the first floor. The sitting room, positioned at the front of the house, features an attractive fireplace, creating a cosy and inviting atmosphere. The well-planned breakfast kitchen, with convenient side access, provides a great space for family meals. On the ground floor, you'll also find two generously sized double bedrooms and a house bathroom.

Upstairs, a large landing leads to two further double bedrooms and a useful cloakroom, adding extra flexibility to the living space.

Outside, the property boasts extensive parking at the front and a mature garden at the rear, offering a peaceful retreat. Situated on Hainsworth Road, just a short stroll from the bustling town centre, you'll find a range of amenities including coffee shops, bars and restaurants. The town is charming, with a picturesque waterfall flowing into the beck and a friendly group of resident ducks. There's also a newly built primary school, as well as doctors and dentists nearby, making this an ideal location for families. Superb commuting links make it convenient for those needing access to nearby areas.

For anyone seeking a spacious home close to amenities with the potential to make it truly their own, this property is worth a closer look.



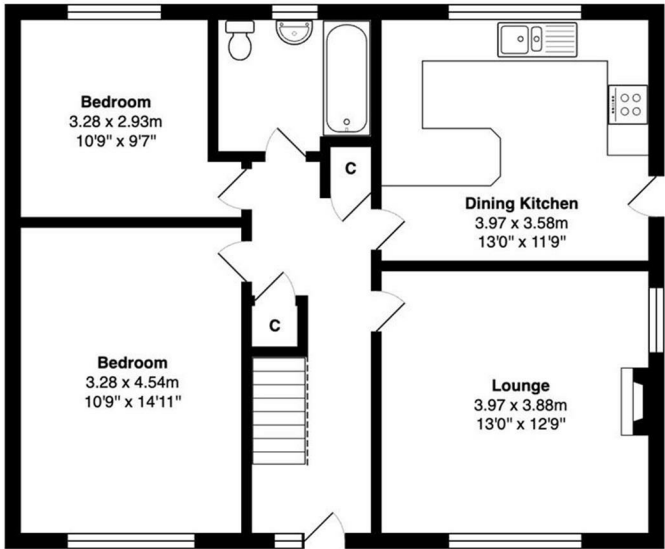
Viewings

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

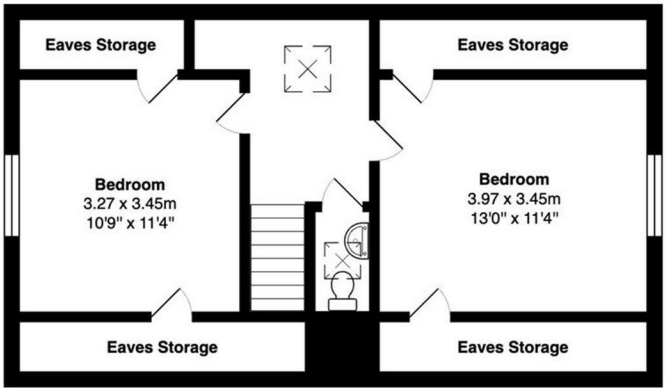
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	84
(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



First Floor

Total Area: 106.4 m² ... 1146 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only