

## Christmas Cottage, Cringles, Silsden, BD20 0NS

**Asking Price £139,950**

- DOUBLE PARK HOME
- GARDENS SURROUNDING ALL FOUR SIDES
- BRIGHT CONSERVATORY
- SPACIOUS ACCOMMODATION
- EXCELLENT TRANSPORT LINKS
- TWO GENEROUS BEDROOMS
- PRIVATE PARKING
- MASTER BEDROOM WITH EN-SUITE
- SOUGHT-AFTER RESIDENTIAL PARK

# Christmas Cottage, Cringles, Silsden, BD20 0NS

Christmas Cottage is a charming and welcoming two-bedroom double park home, beautifully positioned on a generous plot with gardens surrounding all four sides and private parking.



Council Tax Band: A



## **PROPERTY DETAILS**

Christmas Cottage is a charming and welcoming two-bedroom double park home, beautifully positioned on a generous plot within a highly sought-after residential park. Lovingly cared for by its current owners for the past 29 years, the longest-standing residents on site this delightful home exudes warmth, character, and a true sense of belonging.

The property offers spacious and well-planned accommodation, including a bright side conservatory, perfect for relaxing and enjoying the tranquil surroundings.

Upon entering, a large and inviting hallway leads to a generous sitting and dining room, filled with natural light from windows to both the front and side elevations. A feature electric fireplace creates a cosy focal point, while direct access to both the kitchen and conservatory ensures a comfortable flow throughout the home.

The kitchen is well-proportioned and thoughtfully designed, providing ample workspace and storage for everyday convenience. The conservatory, positioned to the opposite side, offers a lovely seating area an ideal spot to unwind while overlooking the peaceful side garden.

The inner hall leads to a spacious master bedroom complete with a dressing area and a private en-suite shower room. A second double bedroom and a well-appointed house bathroom complete the interior layout.

Outside, the property features low-maintenance gardens surrounding all four sides, with mature planting, a garden shed and private on-site parking.

Set on level ground in a prime location, Christmas Cottage enjoys the benefits of a friendly, established community atmosphere.

The site lies conveniently between Silsden and Addingham, both offering a fine selection of local shops, supermarkets, doctors and dental practices.

A bus stop is located just outside the park, and the nearest train station is approximately two miles away, providing easy access to wider transport links.

For those seeking a peaceful lifestyle change in a desirable, well-connected location, Christmas Cottage offers the perfect blend of comfort, convenience and charm.

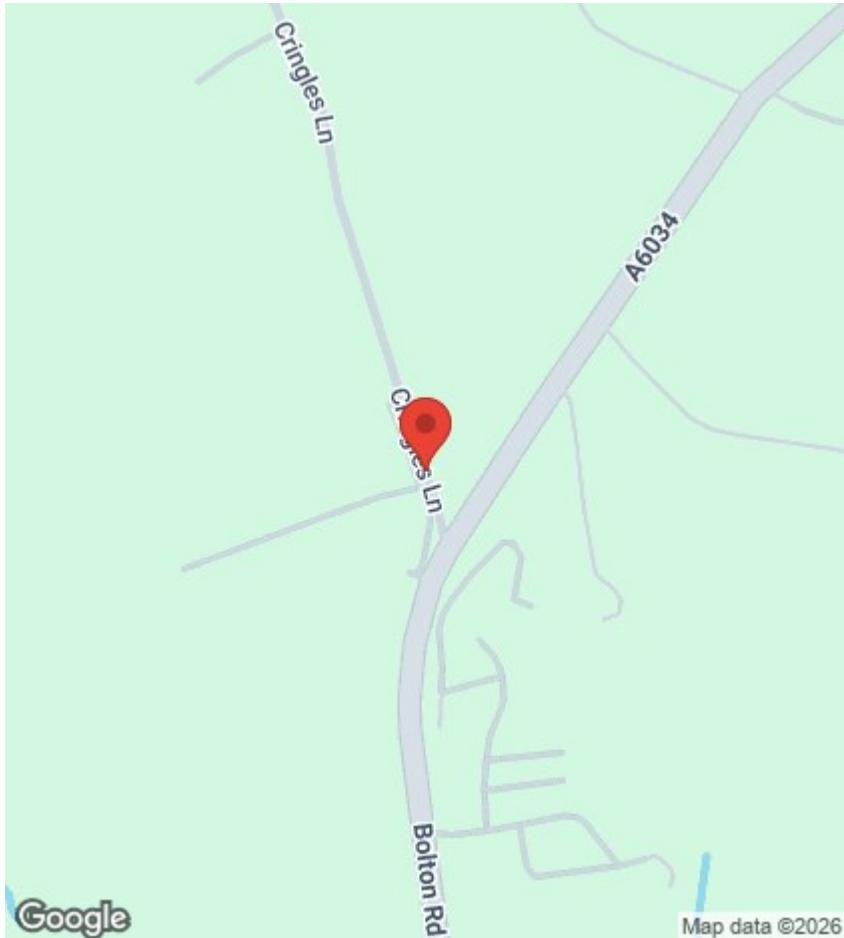
## **ADDITIONAL DETAILS**

The park is for residents over 55 years of age.

Fee per month £180.09

The property has LPG gas bottles which can be purchased from site for £90.

Electricity is provided from site and read once per month.



## Viewings

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

## EPC Rating:

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |