







Asking Price Of £309,950

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17 Town Head  
Silsden  
Keighley  
Bradford  
BD20 9PS

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EPC Rating 'TBC'

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Knowles by Zenko Properties are delighted to present this deceptively spacious four-bedroom semi-detached townhouse offering generous proportions throughout. Extending to almost 1400 square feet this much improved family home is designed and appointed in a contemporary style with the accommodation planned over three floors with a degree of flexibility in how it can be utilised. A gas fired heated system is installed, sealed unit double glazing to the windows, including large patio doors and roof lantern to the kitchen/diner. It has the benefit of a large garage and security alarm. Constructed from natural reclaimed stone the property forms part of a small cul-de-sac development offering great access to transport links and local amenities. It has easy access to nearby countryside but is also within easy reach of the amenities of Silsden. Situated midway between Skipton, Ilkley and Keighley, it is an ideal base for the Aire Valley commuter with Steeton railway station nearby.



#### **HALLWAY**

With partially glazed composite front door, flush fit lights to ceiling, radiator and stairs to the first floor. Internal glazed panel to kitchen. Access to integral garage and under stairs WC/cloakroom.

#### **CLOAKROOM / W/C**

Half tiled to walls with wash basin with mixer tap and vanity unit



and pedestal toilet with push button flush. Chrome heated towel rail and recessed spot light to ceiling.

#### **DINING KITCHEN** 20' 8" x 14' 9" (6.31m x 4.52m)

Excellent dining kitchen that has been thoughtfully extended by the current owners in 2011 to provide a bright and spacious dining kitchen with access into the garden; an ideal space for families and entertaining alike.

The kitchen offers a superb range of contemporary fitted units with concealed under unit lighting, solid bamboo work surfaces with stainless steel sink with mixer tap and glass splash backs. Integrated appliances include dishwasher, Bosch washing machine, electric oven, induction hob and cooker hood. Built-in cupboard containing 3 year old combi-boiler with 7 years remaining on the warranty. Vertical feature radiator.

The extension features full width glazing with large sliding doors, large roof lantern and additional clerestory window to the side. Recessed spot lights to ceiling, independent, remote controlled electric radiators. TV point.

#### **FIRST FLOOR**

##### **LANDING**

With carpet to floor and glazed panel to sitting room.

##### **SITTING ROOM** 18' 8" x 17' 9" (5.7m x 5.42m)

Spacious L-shaped sitting room with two double glazed windows to the rear elevation. Feature wall mounted electric fire, carpet to floor, two pendant lights to ceiling, central heating radiator, TV and telephone points.

##### **BEDROOM 1** 12' 7" x 8' 0" (3.84m x 2.45m)

Good-sized bedroom with three double glazed radius windows to the front elevation, timber wall-mounted headboard with integrated lighting and bedside tables. Fitted wardrobes with sliding doors, integrated lighting and a range of hanging rails and shelving, integrated drawers and laundry basket. Carpet to floor, recessed spotlights and further pendant light to ceiling, TV point and access to ensuite

##### **ENSUITE**

With three-piece suite comprising wall mounted toilet with

concealed cistern and push button flush, wash basin with mixer tap and bespoke vanity unit and enclosed shower. Half tiled to walls and fully tiled to shower enclosure, chrome dual fuel heated towel rail, wall mounted heated demisting mirror and recessed LED spot lights to ceiling.

#### **SECOND FLOOR**

##### **LANDING**

With access to insulated and boarded loft, accessed by pull down ladder.

##### **BEDROOM 2** 14' 2" x 10' 2" (4.32m x 3.10m)

Large, spacious bedroom with feature radius double glazed window to front elevation, radiator, TV point. Chrome track spot light fitting to ceiling.

##### **BEDROOM 3** 9' 10" x 7' 3" (3.01m x 2.22m)

Double bedroom with double glazed window to rear elevation, radiator, TV point. Chrome track spot light fitting to ceiling.

##### **BEDROOM 4** 8' 3" x 7' 6" (2.53m x 2.31m)

Ideal as a home office or nursery with double glazed Velux window, radiator, TV and telephone point. Carpet to floor. Track spot light fitting to ceiling.

##### **BATHROOM** 8' 2" x 5' 9" (2.5m x 1.76m)

Modern family bathroom installed 4 years ago comprising pedestal toilet with concealed cistern and push button flush, wall-mounted sink with mixer tap, bath with tiled panel and shower over. Recessed LED spot lights to ceiling, shaving socket and built-in cupboard with shelving.

##### **GARAGE**

18' 0" x 7' 11" (5.5m x 2.42m)

Integral garage with remoted controlled roller door, light, power and sink with with hot and cold water supply.

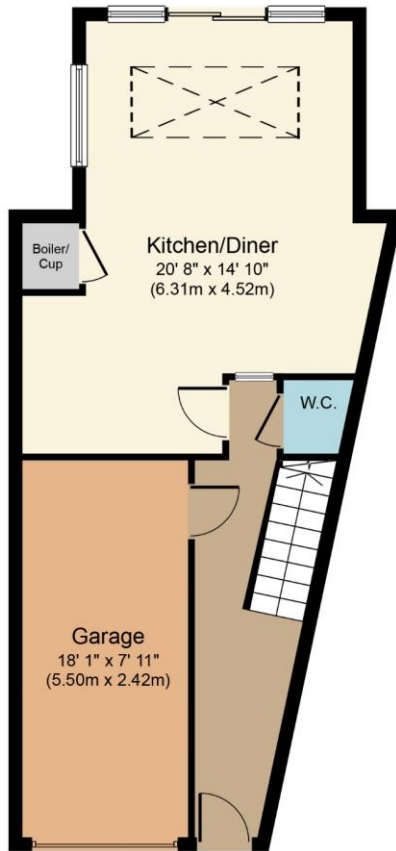
##### **EXTERNALLY**

To the front is a private driveway for multiple vehicles with additional shared visitor parking spaces and PIR light near front door. To the rear is a lovely enclosed low maintenance garden with PIR light and additional wall light.

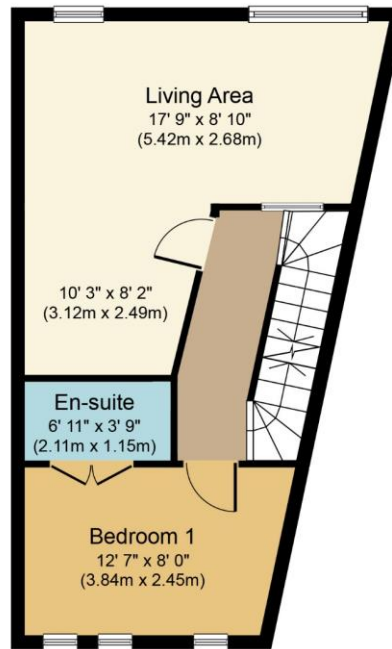




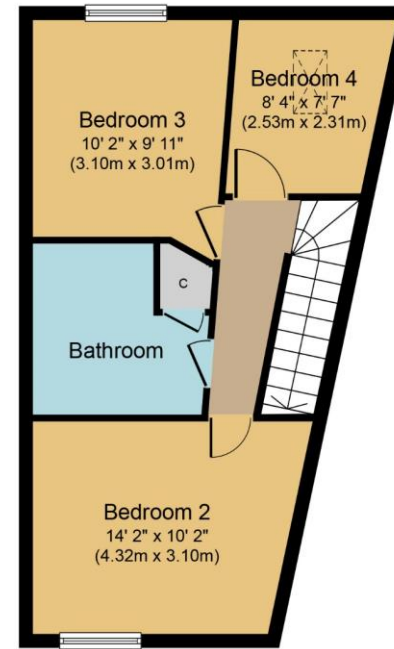




**Ground Floor**  
**Approximate Floor Area**  
**546 sq.ft.**  
**(50.7 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**422 sq.ft.**  
**(39.2 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**422 sq.ft.**  
**(39.2 sq.m.)**

**17 Town Head**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

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Council Tax Band: C

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Local Authority: Bradford Metropolitan District  
Council

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**EPC TO FOLLOW**



## Knowles by Zenko Properties

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## Contact Us

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