



Hackworth Close, Silsden, BD20 0FP

Asking Price £249,950

- THREE BED TOWNHOUSE
- ONSITE PARKING FOR TWO VEHICLES
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- QUIET CUL-DE-SAC LOCATION
- IDEAL FOR A VARIETY OF BUYERS
- ENCLOSED REAR GARDEN
- TYPE 2 ELECTRIC VEHICLE CHARGING POINT
- 5 YEARS LEFT ON NHBC WARRANTY
- BEAUTIFULLY PRESENTED

# Hackworth Close, Silsden BD20 0FP

Tucked away in a peaceful cul-de-sac, this beautifully presented, three-bedroom, townhouse offers generous and thoughtfully designed accommodation with parking for two vehicles and enclosed rear garden. Ideal for a variety of purchasers.



Council Tax Band: C



## PROPERTY DETAILS

A superb, three bedroom townhouse in a sought-after residential development.

Tucked away in a peaceful and highly regarded cul-de-sac, within the popular Saxon Dene estate on the edge of Silsden -this beautifully presented, three bedroom townhouse offers generous and thoughtfully designed accommodation benefitting from 5 years left on its NHBC warranty. Ideal for a wide range of buyers, from first time homeowners and small families to downsizers or single professionals. This property also offers a Type 2 electric vehicle charging point. This stylish home is ready to move into and enjoy from day one.

## TO THE GROUND FLOOR

Part glazed composite door to:

### HALLWAY

Bright and airy, with stairs to the first floor.

### CLOAKROOM / W.C.

5' 0" x 3' 0"

with W.C., pedestal hand wash basin, vinyl flooring and extractor fan.

### SITTING ROOM

16' 3" x 11' 10"

with cosy carpet an TV & telephone point.

### DINING KITCHEN

15' 1" x 10' 6"

contemporary dining kitchen with a range of wall and base units and contrasting worktops incorporating electric oven and four ring gas hob with stainless steel extractor hood over, stainless steel sink, integrated Beko slimline dishwasher, space for a fridge freezer and integrated washing machine, cupboard housing the Ideal combination boiler, durable vinyl floor, space for a dining table, useful understairs store cupboard and fully glazed French doors to the garden.

## TO THE FIRST FLOOR

### LANDING

With access to the loft space and generous store cupboard over the stairs.

### BEDROOM ONE

13' 10" x 8' 6"

with space for a fitted wardrobe and leading to;

### EN-SUITE SHOWER ROOM

8' 0" x 4' 0"

comprising shower cubicle with electric shower and folding glass door, low suite W.C., pedestal wash hand basin, bathroom mirror cabinet, vinyl floor, shaver socket and extractor fan.

### BEDROOM TWO

10' 3" x 8' 6"

double bedroom, currently being used as a home office and craft room.

### BEDROOM THREE

8' 9" x 6' 4"

single bedroom.

### BATHROOM

6' 0" x 5' 0"

comprising; fully tiled bath and shower, low suite W.C., pedestal wash hand basin, bathroom mirror cabinet, vinyl floor, uPVC window and extractor fan.

## TO THE OUTSIDE

There is a double width driveway providing parking for 2 cars, an electric car charging point (type 2) and an outside light.

To the rear is a large flagged patio leading from the kitchen with a lawn and a secondary patio at the rear of the garden with space for a shed or outdoor seating. Four raised garden boxes - suitable for growing herbs and vegetables. The garden is bounded by high level timber fencing, being safe and secure for young children and pets whilst enjoying a favourable sunny aspect - ideal for al fresco dining or hosting family and friends.

Situated on the outskirts of the ever-popular town of Silsden, this home enjoys a prime location between Skipton and Ilkley, also situated in close proximity to Steeton and Silsden train station. The area offers a wide range of amenities including shops, cafes and recreational facilities, as well as excellent primary schools and convenient commuter links. Silsden continues to attract residents for its vibrant community and exceptional value for money.

If you are looking for a low-maintenance, move in ready home, in a desirable setting, this outstanding townhouse deserves your attention.



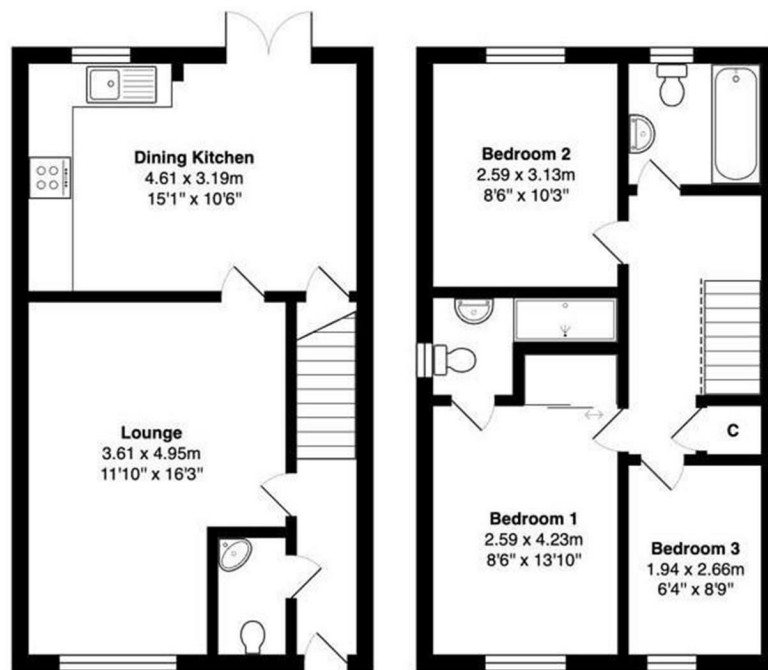
## Viewings

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>97</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor

First Floor

All measurements are approximate and for display purposes only