



# Rombalds Crescent Silsden, Keighley

Asking Price £450,000





# 5 Rombalds Crescent Silsden, Keighley, West Yorkshire, BD20 0LE

## LOCATION

Rombalds Crescent is situated within a sought-after part of Silsden, a thriving village known for its strong sense of community. A wide range of local amenities including shops, cafés, restaurants and well-regarded primary and secondary schools are within easy reach. Regular bus and rail services provide excellent connectivity to Skipton, Keighley, Ilkley and further afield. Surrounded by beautiful countryside yet retaining a lively village atmosphere, Silsden remains a popular choice for families and professionals seeking a balance of rural living and everyday convenience.

## GROUND FLOOR

The ground floor accommodation has been thoughtfully extended and arranged to provide excellent flexibility. A welcoming entrance hallway gives access to a comfortable front-facing sitting room, alongside a second reception room which could be used as a family room, snug or home office. The heart of the home is the spacious kitchen/diner, finished to a high standard and ideal for both everyday living and entertaining. Further practical features include a separate utility room and a ground floor WC.



## FIRST FLOOR

The first floor continues to impress, offering five well-proportioned bedrooms which provide flexibility for family living, guest accommodation or home working. A modern family bathroom serves the accommodation, completing a well-balanced and versatile layout.

## OUTSIDE

The outside space has been carefully designed to create an excellent setting for relaxation and entertaining. Gardens extend to the front, side and rear of the property, offering privacy and versatility throughout the day. Bi-fold doors from the kitchen/diner open directly onto the rear garden, creating a

seamless flow between indoor and outdoor living. Paved and decked seating areas provide ideal spaces for dining and socialising, while established planting and a pond add character and interest. Driveway parking provides space for up to two vehicles and is complemented by a single garage.

### PLEASE NOTE

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer for this is £50 +VAT per named buyer and is paid to the firm who administer the money laundering ID checks, being lamproperty / Movebutler. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

### FINANCIAL SERVICES

Linley and Simpson Sales Limited trading as Hardisty are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.

### SERVICES - DISCLOSURE OF FINANCIAL INTERESTS

Unless instructed otherwise, the company would normally offer all clients, applicants, and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with Mortgage Advice Bureau. We will also offer to clients and prospective

purchasers the services of our panel solicitors, removers, and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

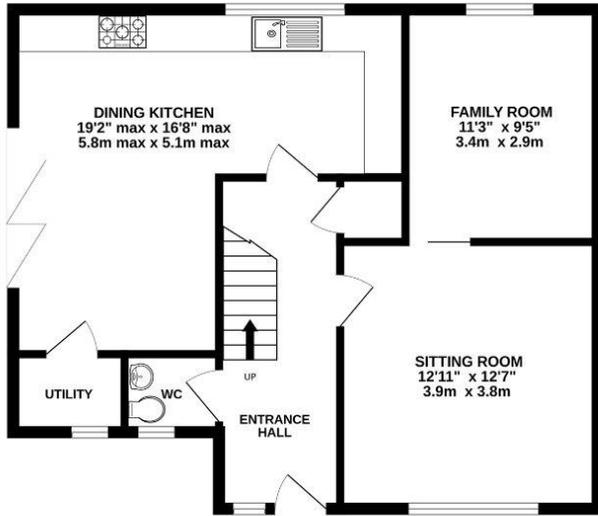
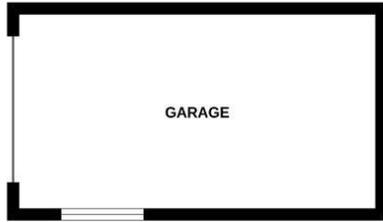
### BROCHURE DETAILS

Linley and Simpson prepared these details, including photography, in accordance with our estate agency agreement.

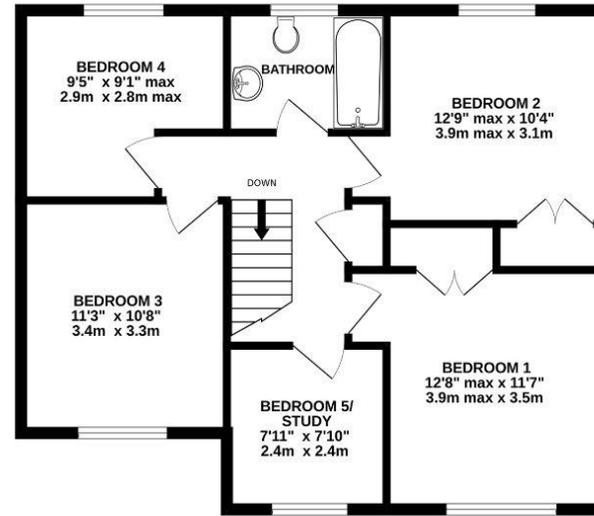




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR INC. GARAGE  
830 sq.ft. (77.1 sq.m.) approx.



FIRST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.

TOTAL FLOOR AREA INC. GARAGE : 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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IMPORTANT: We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider. Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.



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