



## Cringles Park, Silsden, BD20 0NS

**Asking Price £112,000**

- NO UPPER CHAIN
- GARDENS TO THREE SIDES
- WELCOMING ENTRANCE PORCH
- USEFUL BUILT-IN STORAGE THROUGHOUT
- CLOSE TO LOCAL AMMENITIES
- TWO BED SINGLE BERTH PARK HOME
- PRIVATE DRIVEWAY
- BRIGHT & SPACIOUS LIVING ROOM
- CENTRAL HEATING THROUGHOUT
- HIGHLY SOUGHT-AFTER LOCATION

# Cringles, Silsden, BD20 0NS

This well-presented two-bedroom park home is offered to the market with no chain and pleasantly situated within the highly sought-after village of Silsden. Offering comfortable and low-maintenance living throughout, this attractive home is ideal for those looking to downsize or enjoy a peaceful lifestyle in a popular residential setting.



Council Tax Band: A



## PROPERTY DETAILS

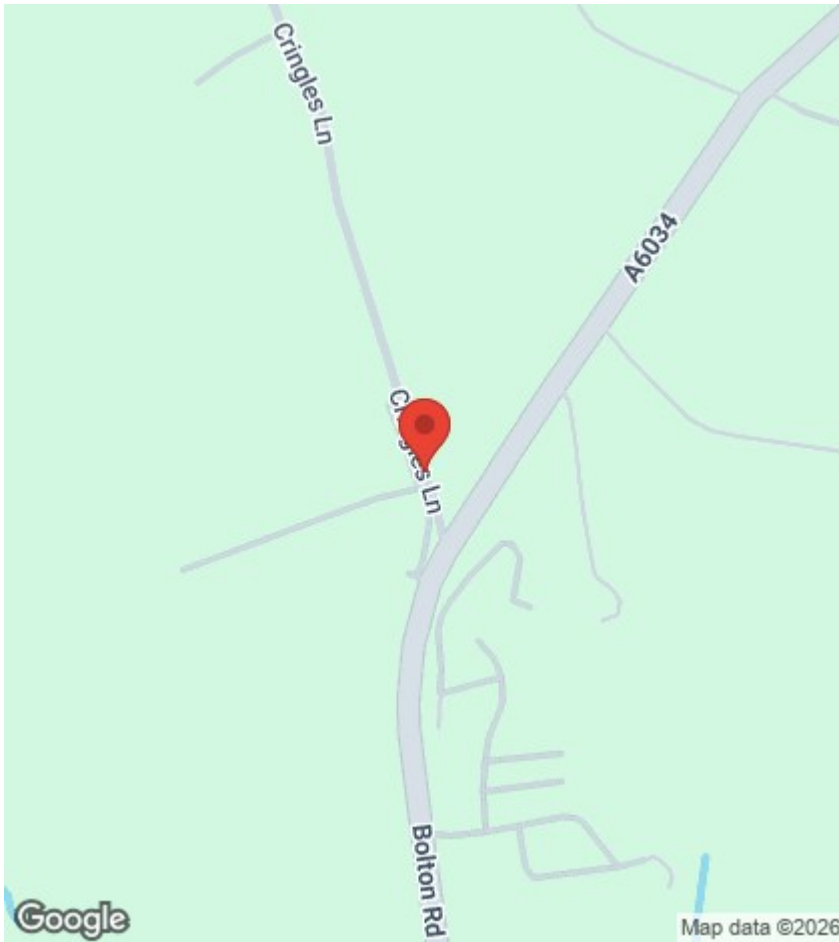
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The accommodation briefly comprises a welcoming entrance porch leading into an inner hallway, a bright and spacious lounge filled with natural light and a well-equipped dining kitchen fitted with a range of wall and base units, complementary work surfaces, integrated oven and hob, plumbing for a washing machine and useful storage space.

There are two well-proportioned bedrooms, both benefiting from fitted wardrobes, with the second bedroom also featuring a fitted dressing table. The shower room is fitted with a three-piece suite comprising a shower cubicle, wash hand basin and low-level W.C.

Externally, the property enjoys attractive gardens extending to three sides, incorporating paved patio areas, established shrubs and delightful seating areas, creating the perfect space to relax and enjoy the surroundings. A private driveway provides convenient off-road parking.

Further benefits include gas-fired central heating and double glazing throughout. Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and desirable location on offer.



## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	