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ESTATE AGENTS

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- END TOWN HOUSE
  - TWO EN-SUITE
  - VIEWING ADVISED
- FOUR BEDROOMS
  - REAR GARDEN, PARKING SPACE
  - EPC RATING B

SUMMARY

\*\* MODERN END TOWN HOUSE, FOUR BEDROOMS (TWO EN-SUITE), VIEWS OVER THE CANAL, PARKING SPACE, REAR GARDEN, VIEWING ADVISED, EPC RATING B \*\*

FULL DESCRIPTION

A modern four bedroom (two en-suite) end town house, set in this desirable residential development, enjoying the rear backing onto the Leeds/Liverpool canal. This property could appeal to a growing family with accommodation arranged over three floors briefly comprising:

Ground Floor - Entrance hall with cloaks cupboard and walk in storage cupboard, Ground Floor Double Bedroom with en suite and walk in wardrobe.

First/Upper Ground Floor - Landing, L Shaped Living Room with study area and two front elevation windows, Dining Kitchen with a range of fitted wall and base units, integrated appliances, double doors opening to the rear garden, window to the rear enjoying views over the garden and the canal.

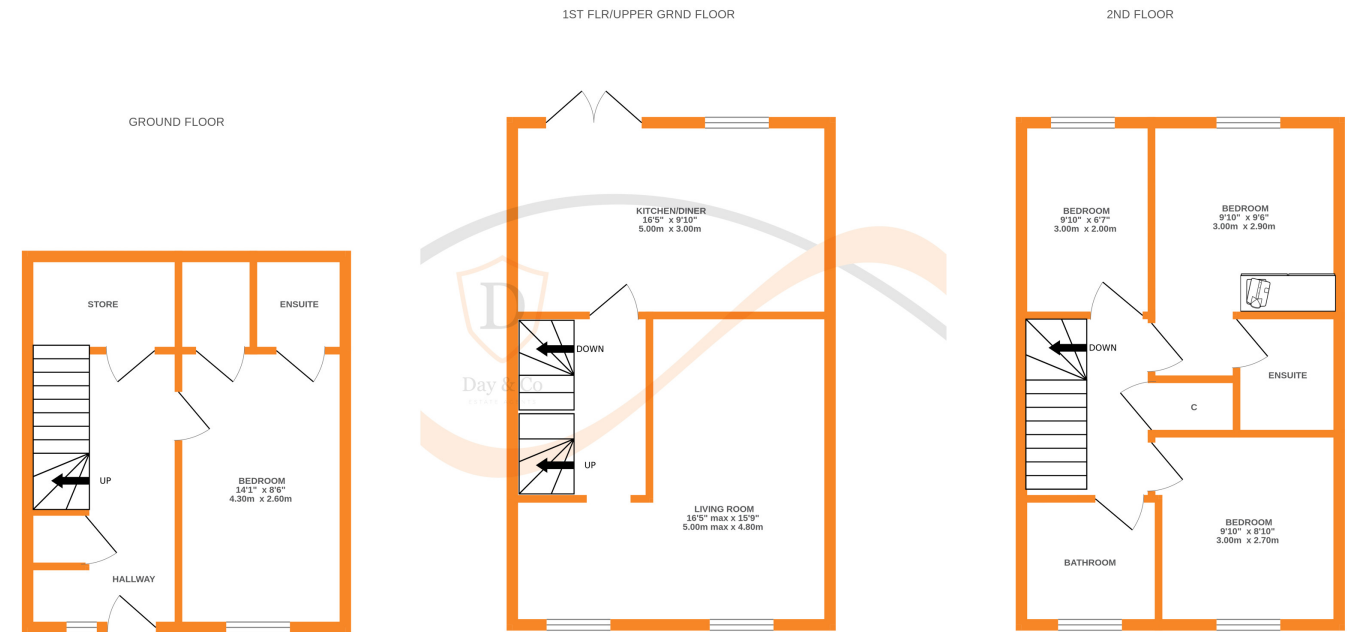
Second Floor - Landing, Main Bedroom with en-suite shower room, plus two further good size bedrooms and house bathroom.

Gas Central Heating & Double Glazing.

Outside - Off road parking, side steps give access to the rear where there is a gravel garden ideal for BBQ’s and entertaining whilst enjoying seeing the ducks and barges go by.

Area - Silsden offers a choice of everyday amenities including supermarket, coffee shops, bars, restaurants, primary schools, doctors and dentist, bus service provides links between the neighbouring towns and villages whilst the local Steeton train link is close by.

EPC Rating B



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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