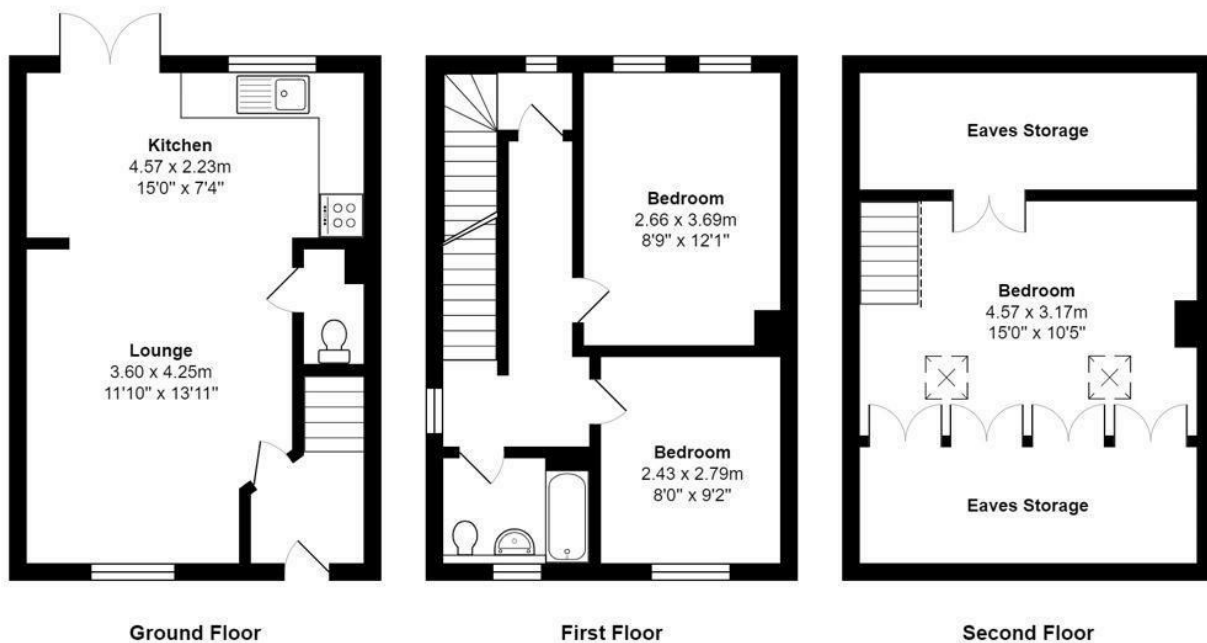




## 1a Hayhills Road, Silsden, BD20 9NE

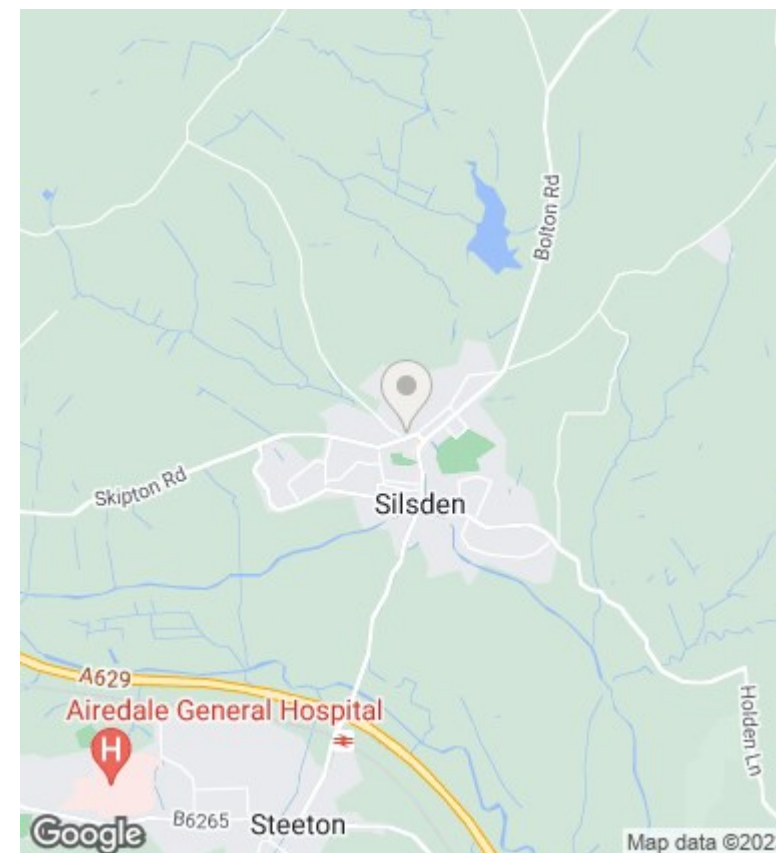
Asking Price £249,950

- THREE BED DETACHED
- PRIVATE ENCLOSED REAR GARDEN
- CENTRALLY HEATED
- EARLY VIEWING A MUST
- NEW BUILD
- CLOSE TO AMENITIES
- DOUBLE GLAZED
- OFF ROAD PARKING
- ADDITIONAL INSULATION
- EXCELLENT TRANSPORT LINKS



Total Area: 75.2 m<sup>2</sup> ... 809 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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	