



Rombalds Crescent, Silsden, BD20 0LE

Asking Price £239,995

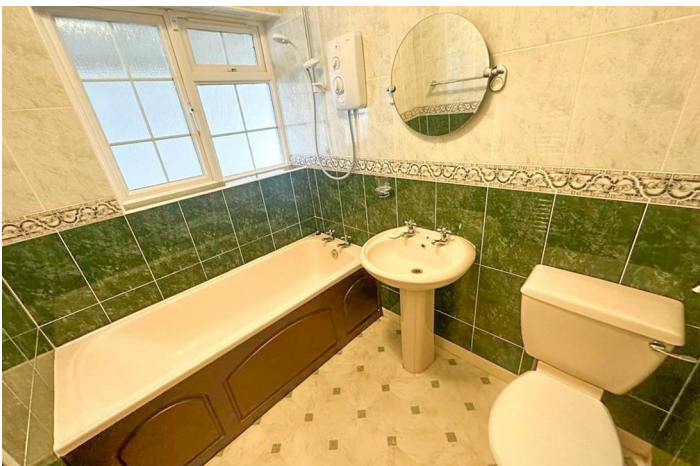
- NO UPPER CHAIN
- TWO BEDROOMS
- GARDENS TO FRONT AND REAR
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- DETACHED BUNGALOW
- OFF ROAD PARKING
- SOUTH FACING GARDEN TO THE BACK
- IDEAL FOR A VARIETY OF BUYERS

Rombalds Crescent, Silsden BD20 0LE

A superb, TWO BEDROOM, DETACHED BUNGALOW, standing in WELL MAINTAINED and EASILY MANAGEABLE GARDENS with a SOUTH FACING GARDEN to the back with DRIVEWAY and NO UPPER CHAIN.



Council Tax Band: C



PROPERTY DETAILS

A superb two bedroom, detached bungalow, standing in well maintained and easily manageable gardens. The property offers first class fixtures and fittings throughout with neutral décor and carpets throughout and briefly comprises: breakfast kitchen, large sitting room, inner hall, master bedroom with fitted wardrobes, a further bedroom and house bathroom with newly fitted shower. Outside: gardens front and rear with driveway. Silsden is a popular area, this particular property is only a short stroll into the town centre offering excellent amenities and superb commuting links with a bus stop located close by to the property.

SITTING ROOM

17'11" x 12'8"

with views over the front garden, wall mounted gas fire, ceiling light.

MODERN BREAKFAST KITCHEN

14'5" x 10'10"

with an excellent range of cream wall and base units, stainless steel sink and drainer unit with matching mixer tap, Granite effect work surfaces over with matching upstands, gas cooker and provisions for an automatic washing machine. Wall mounted Worcester combination boiler encased in matching wall cupboard fitted within the last 2 years, tiled effect flooring and recessed lighting.

INNER HALL

with large storage cupboard with radiator, ceiling light, access to the fully boarded loft providing light.

BEDROOM ONE

12'9" x 10'10"

with a range of built in wardrobes with cupboard and drawers, ceiling light

BEDROOM TWO

10'3" x 9'1"

with French doors leading to the rear garden.

BATHROOM

containing a three piece cream suite comprising; panelled bath with newly installed shower over, pedestal wash hand basin, together with low suite w.c., ceramic tiling to the walls, ceiling light.

OUTSIDE

To the front there is a lawned area with shrubbery, a driveway for off road parking and a covered area to the side of the property -ideal for sitting out or drying washing! The rear comprises of a large enclosed lawned garden with a paved seating area and timber shed.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC