



**Brindley Road, Silsden, BD20 0LD**

**Asking Price £239,000**

- NO UPPER CHAIN
- THREE BEDROOMS
- SINGLE GARAGE
- SOUGHT AFTER LOCATION
- DOUBLE GLAZING
- DETACHED BUNGALOW
- SET IN MANAGEABLE GARDENS
- OFF ROAD PARKING
- SUITED TO A VARIETY OF BUYERS
- CENTRAL HEATING

# Brindley Road, Silsden, BD20 0LD

Wilman and Lodge are delighted to present this three-bedroom detached bungalow, with no upper chain -set within manageable gardens and complete with a single garage, offering excellent potential for a buyer to put their stamp on it and make it their own.



Council Tax Band: D



## PROPERTY DETAILS

For those looking for a project, something to make their own in a popular location this double glazed and gas central heated property could be for you. For Sale – No Upper Chain.

We are delighted to present this three-bedroom detached bungalow, set within manageable gardens and complete with a single garage, offering excellent potential for the discerning buyer.

The property is offered with no onward chain, making it an ideal purchase for those seeking a smooth and straight forward transaction.

While requiring a degree of modernisation, this home represents a superb opportunity to create a residence perfectly tailored to your own taste and lifestyle.

The accommodation begins with a welcoming entrance hall, which flows through to a bright and spacious sitting room positioned to the front elevation. Also to the front is bedroom three, which could equally serve as a dining room, study, or versatile reception space. The inner hallway leads to two further well-proportioned bedrooms and the house bathroom, ensuring practical living arrangements.

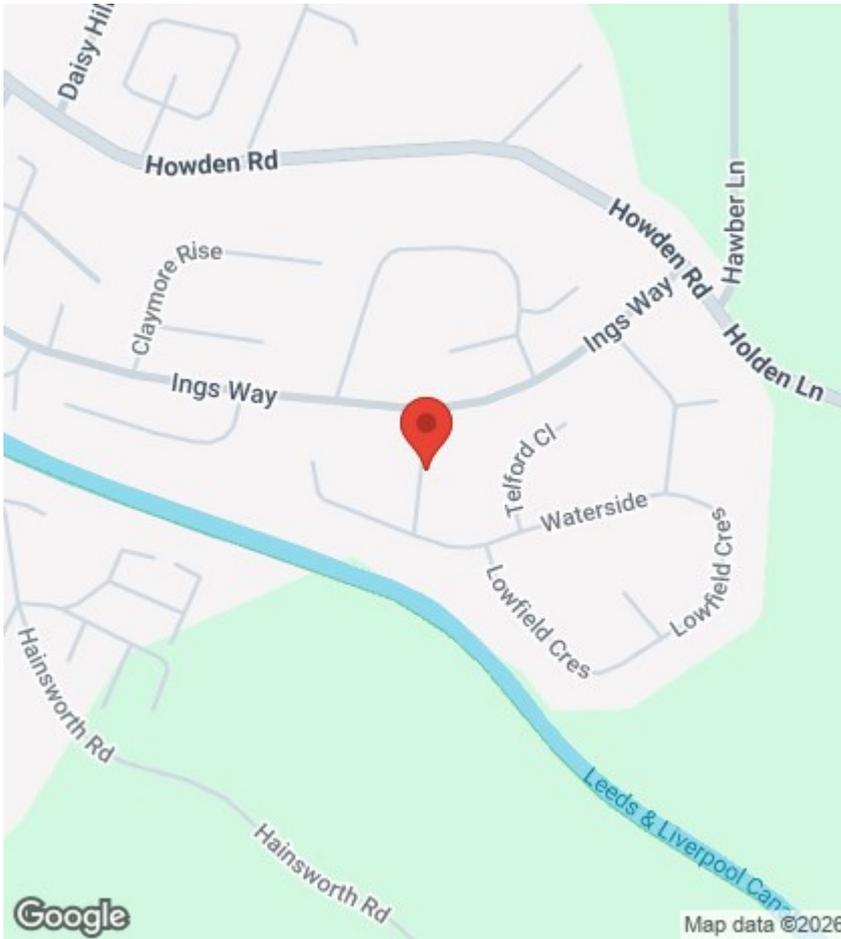
Externally, the bungalow is set within well-maintained, easily manageable gardens, offering scope for landscaping or personalisation. To the rear, the garden provides a private retreat, while the driveway and single garage add convenience and practicality.

Brindley Road enjoys a sought-after position within the popular Waterside Estate, an area renowned for its mix of high-quality detached homes and its welcoming community feel. The location appeals to a wide range of buyers, from families to downsizers, thanks to its excellent amenities and transport links.

The village centre is just a short walk away, offering a selection of shops, traditional pubs, restaurants, and highly regarded primary schools. For commuters, there is a regular bus service, and the local train station lies approximately half a mile away, providing easy access to surrounding towns and cities.

With double glazing and gas central heating already in place, this property is ready for a new owner to unlock its full potential.

Whether you are searching for a project, a home to downsize into, or a property in a prime location to make entirely your own, this bungalow could be exactly what you have been waiting for.



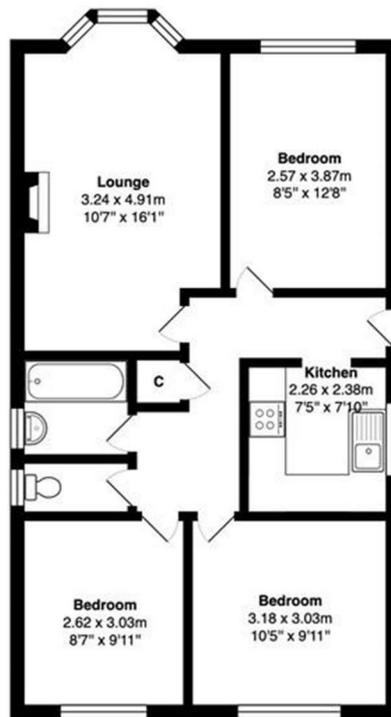
## Viewings

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

## EPC Rating:

C

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>		71	83
(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	



Ground Floor

Total Area: 64.8 m<sup>2</sup> ... 697 ft<sup>2</sup>

All measurements are approximate and for display purposes only