



**Aireville Drive, Silsden, BD20 0HU**

**Asking Price £225,000**

- NO UPPER CHAIN
- PRIVATE PARKING
- GARDEN TO FRONT AND REAR
- READY TO MOVE INTO
- TWO BED SEMI-DETACHED BUNGALOW
- SINGLE DETACHED GARAGE
- IDEAL FOR THE RETIREMENT MARKET
- SOUGHT AFTER LOCATION

# Aireville Drive, Silsden BD20 0HU

A superior TWO BEDROOM SEMI-DETACHED BUNGALOW offered in an EXCELLENT CONDITION and with NO UPPER CHAIN. Ideal for the retirement market, a home READY TO MOVE IN and enjoy.



Council Tax Band: C



## **PROPERTY DETAILS**

A superior, two bedroom, semi-detached bungalow offered in excellent condition and with no upper chain. Ideal for the retirement market, a home ready to move into and enjoy.

With side entrance hall, delightful lounge with pleasant views over the garden, upgraded kitchen over recent years, master bedroom to the rear along with a second good sized bedroom with views overlooking the rear garden, modern shower room. Outside are easy to maintain gardens to both front and rear with block paved driveway providing ample parking for several vehicles plus detached single garage with up and over door.

Aireville Drive lies just off Howden Road within easy walking distance of the town centre which offers an excellent choice of everyday amenities including; shops, bars, coffee shops, restaurants, primary school, a good bus service and an excellent train link in the neighbouring village of Steeton approx.1.5 miles away.

For those looking for a retirement home ready to move into and enjoy then look no further.

Briefly the central heated and double glazed accommodation comprises;

## **GROUND FLOOR**

### **ENTRANCE HALL**

With access to the loft space and ceiling light.

### **LOUNGE**

14'10" x 11'10"

attractive beech fire surround with living flame gas fire set on a marble base with matching interior, pleasing long distance views, carpet flooring, coved ceiling and ceiling light.

### **KITCHEN**

10'0" x 9'7"

with an extensive range of modern cream wall and base units with complimentary stainless steel sink and drainer unit with matching mixer tap, granite effect work surfaces over with ceramic tiling above. Integrated electric oven with four ring gas hob with concealed

extractor fan over, provision for an automatic washing machine and space for a fridge/freezer, views over the garden and hills beyond, ceiling light and Karndean flooring.

### **BEDROOM ONE**

12'9" x 11'11"

with window to the rear elevation, radiator, carpet flooring and ceiling light.

### **BEDROOM TWO**

9'7" x 7'8"

with window to the rear elevation, radiator, carpet flooring and ceiling light.

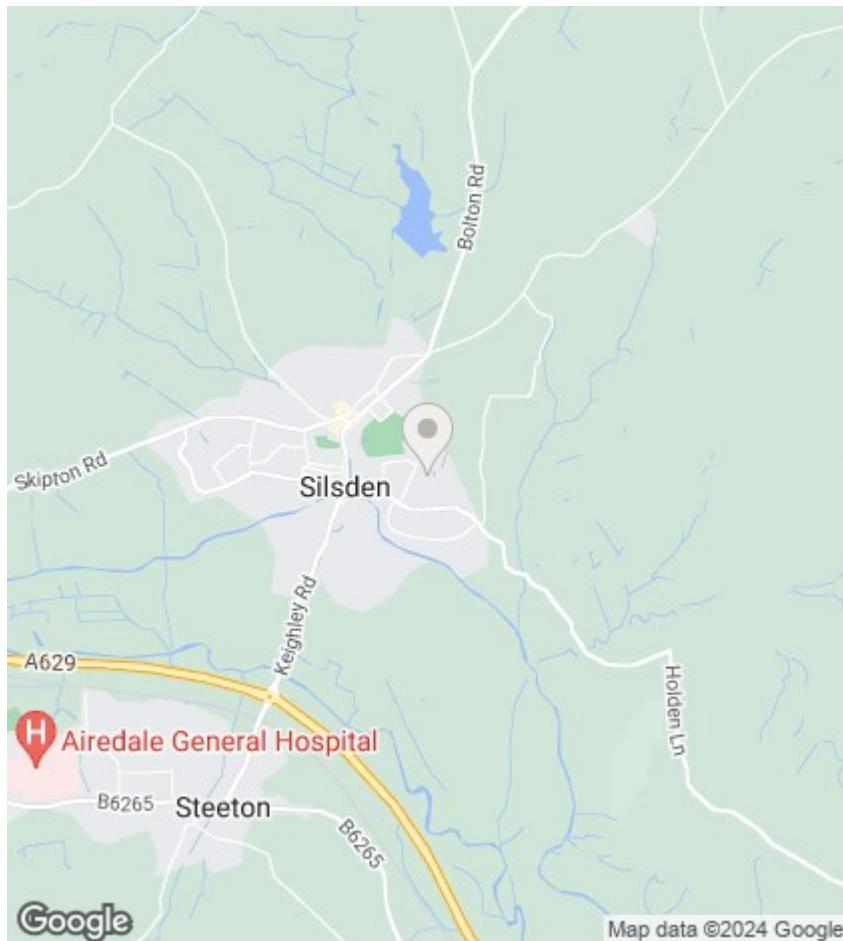
### **BATHROOM**

6'4" x 5'5"

containing a three piece white suite comprising; corner shower unit with shower over and sliding doors, pedestal wash hand basin together with low suite W.C., ceramic tiling to the walls and floor. Ceiling light.

### **OUTSIDE**

Block paved drive allowing ample onsite parking leading to a detached single garage with up and over door with power and light. Lawned garden to the front and paved yard to the rear with shrubs and timber fencing.



## 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)	A		86
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

