



Daisy Croft, Silsden, BD20 0HW

Asking Price £305,000

- THREE BED SEMI DETACHED HOME
- LIVING/DINING ROOM
- STYLISH BATHROOM
- SINGLE GARAGE/DRIVEWAY
- CONVENIENT FOR AMENITIES
- MODERN KITCHEN
- BEAUTIFUL CONSERVATORY
- GARDENS TO THREE SIDES
- CUL DE SAC LOCATION

Daisy Croft, Silsden, BD20 0HW

FABULOUS THREE BEDROOM FAMILY HOME set in a QUIET CUL DE SAC location with a MAGNIFICENT CONSERVATORY amongst only three other properties and ENJOYING LARGE GARDENS, SINGLE GARAGE and DRIVEWAY and providing the POTENTIAL TO EXTEND.



Council Tax Band: C



PROPERTY DETAILS

Are you looking for a fabulous three bedroom family home set in a quiet cul de sac location with a magnificent conservatory, amongst only three other properties and enjoying large gardens, single garage and driveway whilst also providing the potential to extend? Then we suggest you take a look at this quickly, very rarely do properties in this cul de sac come on the market.

The property comes with spacious entrance hall, super sitting/dining room, modern kitchen opening into the conservatory. To the first floor are three light and airy bedrooms with stylish bathroom. Outside: gardens to three sides, drive and adjoining single garage.

Daisy Croft is tucked away just off Daisy Hill, a short stroll from the thriving town centre which offers a super choice of amenities including excellent commuting links, superb brand new primary school, independent shops, coffee shops, bars and restaurants - an ideal place for a growing family.

Briefly the central heated and double glazed accommodation comprises;

Glazed door with matching side panels into:

GROUND FLOOR

SPACIOUS ENTRANCE HALL

With open staircase leading to the first floor, useful understairs storage cupboard, laminate floor and ceiling light.

LIVING/DINING ROOM

24' 0" x 10' 5"

SITTING AREA

With bay window overlooking the front garden, stone fireplace with wood mantel over, two wall lights and laminate floor.

DINING AREA

Rear elevation window, laminate floor and ceiling light.

KITCHEN

10' 6" x 7' 10"

with an excellent selection of ivory shaker style wall and base units, stainless steel sink and drainer unit with matching mixer tap, wood effect work surfaces over with matching upstands and ceramic tiling, gas cooker point, provisions for a dishwasher, laminate floor and ceiling light. Opening into:

MAGNIFICENT CONSERVATORY

17' 0" x 12' 10"

with French doors opening onto the beautiful landscaped gardens, laminate floor and wall light.

FIRST FLOOR

SPACIOUS LANDING

With side elevation window, built in storage cupboard, access to the loft space and ceiling light.

BEDROOM ONE

13' 2" x 11' 3"

super hillside views and ceiling light.

BEDROOM TWO

11' 5" x 10' 7"

ceiling light.

BEDROOM THREE

10' 2" x 6' 4"

with small bulkhead with built in double wardrobe over, super hillside views, laminate floor and ceiling light.

HOUSE BATHROOM

Containing a three piece white suite comprising panelled bath with mixer tap and shower fitment, pedestal wash hand basin together with low suite W.C., partial aqua boarding and ceramic tiling to the walls, tiled effect flooring and ceiling light.

OUTSIDE

To the front of the property is a mature lawned garden with mature borders, blocked paved driveway leads to an adjoining SINGLE GARAGE with up/over door which houses the automatic washing machine and combination gas boiler, the side garden is predominately laid to lawn with a variety of bushes shrubs and colourful borders, there is a large paved seating area and timber summer house. Whilst to the rear is a small lawned garden with raised walled borders.



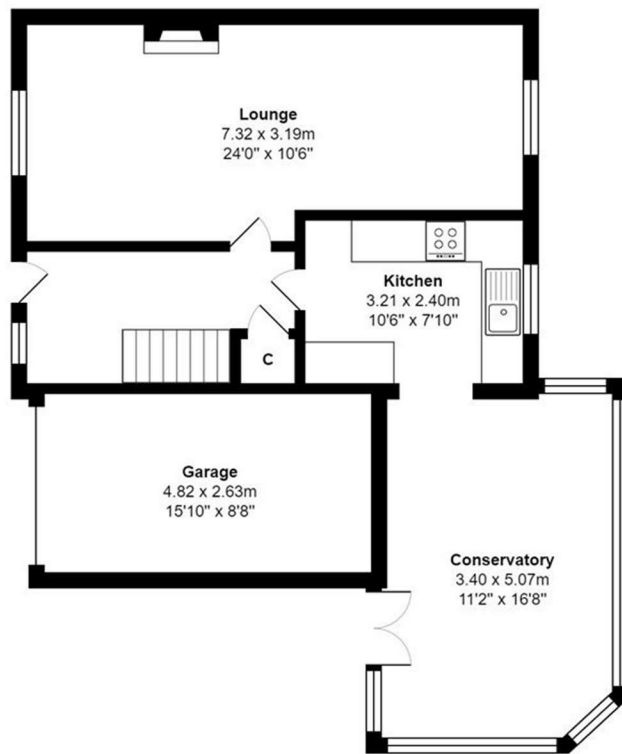
Viewings

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

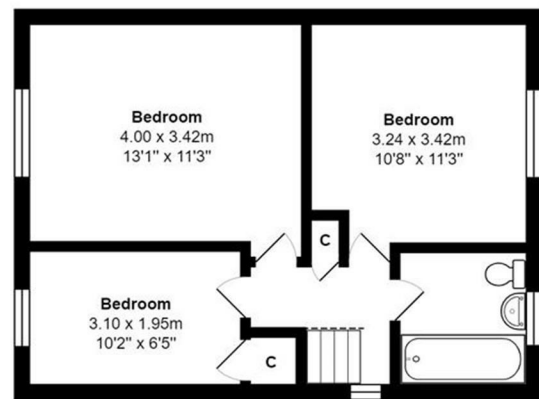
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 94.6 m² ... 1019 ft² (excluding garage)
All measurements are approximate and for display purposes only