



12 Hackworth Close, Silsden, Keighley, BD20 0FP
£215,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2020 the property still benefits from 4 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus contemporary bathroom and WC. Items of particular note include French doors to the rear plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, inner lobby, dining kitchen and WC. There are 2 double bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with patio, lawn, decking and planting plus external tap and power. There is off road parking for 2 cars.

Tenure - Freehold
Estate Management Fee - £132.71 pa.
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Lounge 12'11"(max) x 11'7"(max) (3.94m(max) x 3.54m(max))

With carpets and curtains.

Inner Lobby

With vinyl flooring.

Dining Kitchen 14'7"(max) x 9'2"(max) (4.47m(max) x 2.80m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With integrated oven, hob, hood, fridge freezer, dishwasher and washer drier. Vinyl flooring. Access to store plus French doors leading to the rear garden.

WC 5'11" x 2'9" (1.81m x 0.85m)

Having contemporary white sanitary ware plus tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 11'7" x 10'11" (3.54m x 3.33m)

With carpets and curtains. Access to store.

Bedroom 2 11'1" x 8'2" (3.40m x 2.50m)

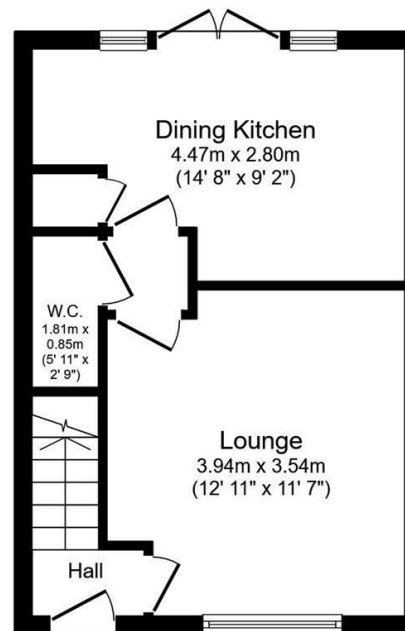
With carpets and blinds.

Bathroom 6'6"(max) x 6'2"(max) (1.99m(max) x 1.88m(max))

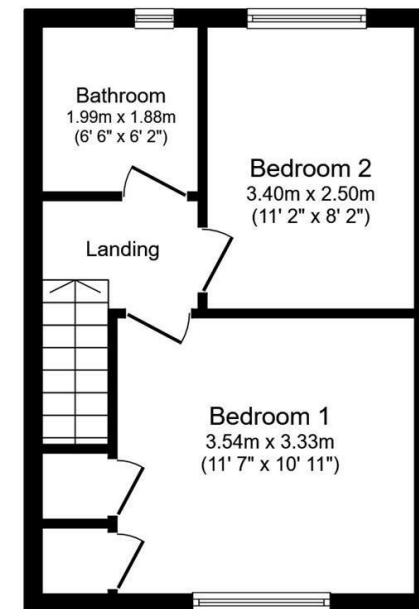
Having contemporary white sanitary ware with shower and screen to bath plus tiling and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens with patio, lawn, decking and planting plus external tap and power. There is off road parking for 2 cars.



Ground Floor



First Floor

Total floor area: 61.2 sq.m. (659 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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