



**Old Corn Mill Fold, Silsden, BD20 0DD**

**Asking Price: £240,000**

Pleasantly tucked away on a select cul-de-sac on the fringe of Silsden, this DECEPTIVELY SPACIOUS townhouse offers FOUR BEDROOM FAMILY ACCOMMODATION and is presented to a high standard. The property has some wonderful attention to detail, STYLISH AND CONTEMPORARY FIXTURE AND FITTINGS, PARKING FOR TWO VEHICLES and an ENCLOSED REAR GARDEN. The property is well-placed for shops on Kirkgate, the primary school, strolls on the Leeds/Liverpool Canal and only a 10 minute walk to the train station.

**Accommodation:**

To the front of the property is a block-paved driveway for two vehicles.

Opening through to a spacious entrance vestibule, this family home has a large living room with a quality fitted dining kitchen by Regal Interiors to the rear. With a modern range of wall and base units, there are integral Bosch appliances including a dishwasher, fridge/freezer, electric oven, gas hob and a Candy washing machine. There is an external door to the rear garden and a useful ground-floor WC.

To the first floor are two double bedrooms, a third spacious single bedroom that is a perfect size for a home office and a contemporary house bathroom.

On the second floor is the master bedroom that has two Velux windows, a stylish en-suite shower room and useful under-eaves storage.

To the rear of the property is an enclosed garden with lawn and flagged patio areas.

**NB:** The property came with a six year architects warranty that expires Nov 2021. Prior checks should be made with your mortgage lender to make sure they are satisfied with this warranty.

**Silsden:**

With a bustling small town feel about it, Silsden has a great sense of community with numerous independent shops on its high street and a large Co-op for your everyday shopping needs. With two popular primary schools (with a new super school currently being built which will combine them), a fantastic park and Town Hall and the Leeds/Liverpool Canal running through it; it's clear to see why "Cobbydalers" love living in Silsden.

**Council Tax Band: D**

**Tenure: Freehold**



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## Leightons Estate Agency

31 Main Street

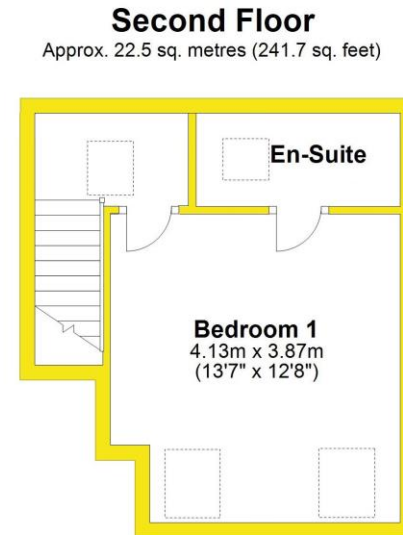
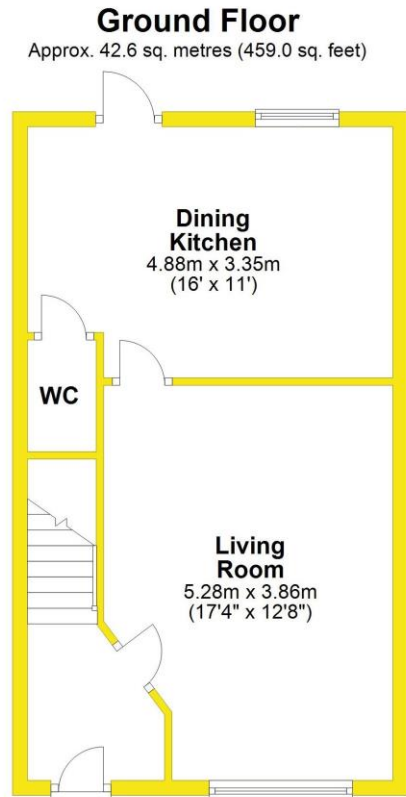
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Total area: approx. 107.6 sq. metres (1158.4 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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