

Don Court | Silsden | BD20 0QS

Asking price £375,000

TRANMER WHITE
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3 Don Court |
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A substantial and extended three bedroomed, two bathroom bungalow providing a generous amount of living space, occupying an ample plot that features beautifully maintained gardens, a garage and driveway. The property benefits from a newly installed roof.

Nestled within a cul de sac, this impressive home manages to feel peaceful and secluded whilst offering the convenience of a central location.

- Substantial Extended Three Bedroomed Accommodation
- Immaculately Maintained Gardens
- Off-Street Parking For Two Cars Plus Garage
- Cul De Sac Location

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall
Entered via a composite door, the hall has a fitted cloaks cupboard and a hatch to the part-boarded loft.

Sitting Room
15'4 x 15'10 (4.67m x 4.83m)
Featuring a gas fire with stone surround and hearth, ceiling rose and a glazed door to the conservatory. There is also a large opening to:

Dining Area
13'1 x 9'9 (3.99m x 2.97m)
With a window to the side elevation and French doors leading out to the garden.







Having been extended by the current owners, this inviting home provides deceptively spacious accommodation and stands within an ample plot.











Kitchen
11'9 x 8'10 (3.58m x 2.69m)
Comprising a good range of base and wall units with coordinating worktops and tiled splashback. Appliances include an oven and grill, 4-ring gas hob with hood over, plumbing for a dishwasher and space for a fridge/freezer.

Conservatory
18'0 x 9'4 (5.49m x 2.84m)
Including central heating, laminate wood flooring and an outlook over the garden.

Bedroom
11'5 x 11'10 (3.48m x 3.61m)
An ample double bedroom featuring two wardrobes with sliding doors and a window to the front elevation.

Jack-and-Jill Shower Room
7'10 x 6'1 (2.39m x 1.85m)
Comprising a walk-in shower, hand wash basin within vanity unit, WC and a window to the side elevation.

Bedroom
11'10 x 11'10 (3.61m x 3.61m)
Another double bedroom with laminate wood flooring and a window to the front elevation.

Bedroom
10'4 x 8'1 (3.15m x 2.46m)
Including a window to the side elevation.

Office
8'9 x 6'2 (2.67m x 1.88m)
With a window to the side elevation as well as access to the Jack-and-Jill shower room.

Shower Room
7'8 x 7'4 (2.34m x 2.24m)
Comprising a walk-in rainfall shower, hand wash basin within vanity unit, WC, bidet and motion sensitive lighting.

OUTSIDE

Front Garden
Featuring a rockery and mature shrubs.











Rear Garden
A standout feature is the South-Westerly garden, with a paved seating area and beautifully kept lawn as well as raised beds with flowers and shrubs. Also including a garden shed.

Garage
16'3 x 9'5 (4.95m x 2.87m)
Accessed via an electric roller door, the garage provides space for additional appliances and houses the boiler.

Driveway
Tarmacadam driveway providing off-street parking for two vehicles.

Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link: https://checker.ofcom.org.uk/en-gb/mobile-coverage

Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.





The property is located within a brief stroll of the town centre amenities.







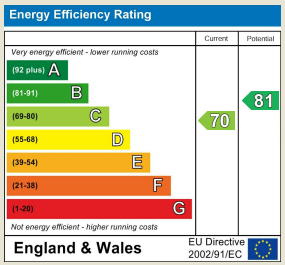








Total Area: 143.6 m² ... 1546 ft²
All measurements are approximate and for display purposes only.
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139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
https://www.tranmerwhite.co.uk/