



**KNOWLES** by  
**ZENKO**  
Properties





Guide Price £205,000

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6 Harwal Mews  
Silsden  
Keighley  
BD20 0DE

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EPC Rating '84'

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Knowles by Zenko Properties are delighted to introduce this attractive two bedroom townhouse with car parking and south facing garden.

Built in 2017 by Skipton Properties the property is within easy reach of the amenities of Silsden and also the nearby countryside as well as having the remaining term of the NHBC building warranty.

Situated midway between Skipton, Ilkley and Keighley, it is an ideal base for the Aire Valley commuter with Steeton railway station nearby.





### **HALLWAY**

Partially glazed composite front door with transom window. Laminate flooring, LED recessed spot lights to ceiling, security alarm panel, access to living room and first floor.

### **LIVING ROOM** 12' 4" x 12' 2" (3.76m x 3.72m)

Spacious living room with double-glazed window to the front elevation, laminate flooring, two pendant lights to ceiling.

### **KITCHEN** 15' 9" x 10' 7" (4.81m x 3.24m)

Great size dining kitchen with a range of fitted wall and base units in grey with matching island unit. Built-in electric oven with gas hob, integrated extractor and stainless steel splash back, plumbing for washing machine and spaces beneath the island unit to accommodate fridge and freezer. Stainless steel sink with drainer and mixer tap. Double-glazed window to rear elevation and composite back door to garden. Access to cloak room/WC. Wall mounted combi-boiler.

### **CLOAKROOM / WC**

Useful downstairs WC with toilet with push button flush, wall mounted sink with tiled splashback and heated towel rail.

### **MASTER BEDROOM** 15' 9" x 11' 3" (4.81m x 3.43m)

Great size double-bedroom with two double-glazed windows to front elevation, useful recessed area and built-in wardrobe over the staircase. Two pendant lights to ceiling and carpet to floor.

### **BEDROOM**

11' 7" x 8' 9" (3.54m x 2.69m)

Further double bedroom with double-glazed window to rear elevation, pendant light to ceiling and carpet to floor.

### **BATHROOM**

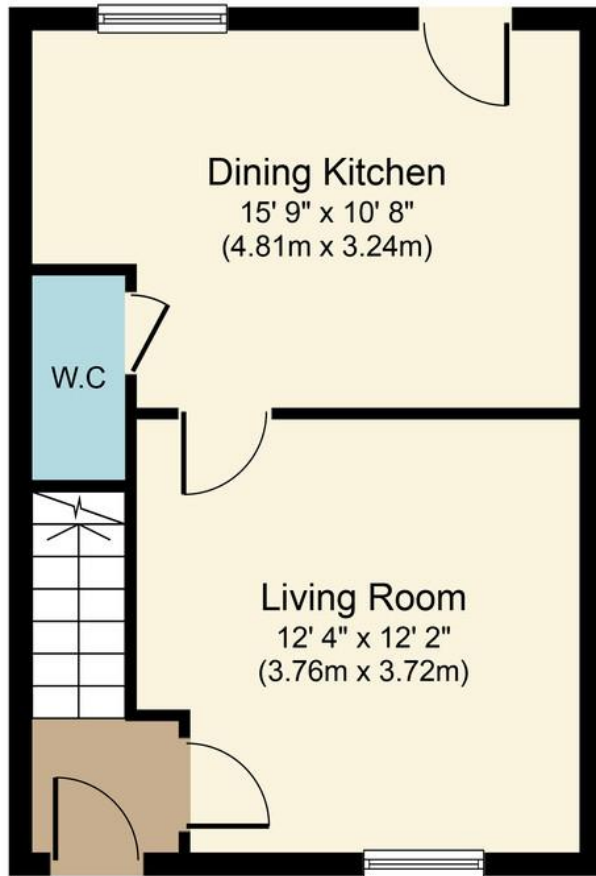
Modern bathroom with three-piece suite with toilet with push button flush, wall mounted sink with mixer tap and tiled splash back, bath with shower over with glazed screen. Fully tiled to splash back area, tile effect laminate flooring, recessed LED lights to ceiling and double-glazed window to rear elevation.

### **EXTERNALLY**

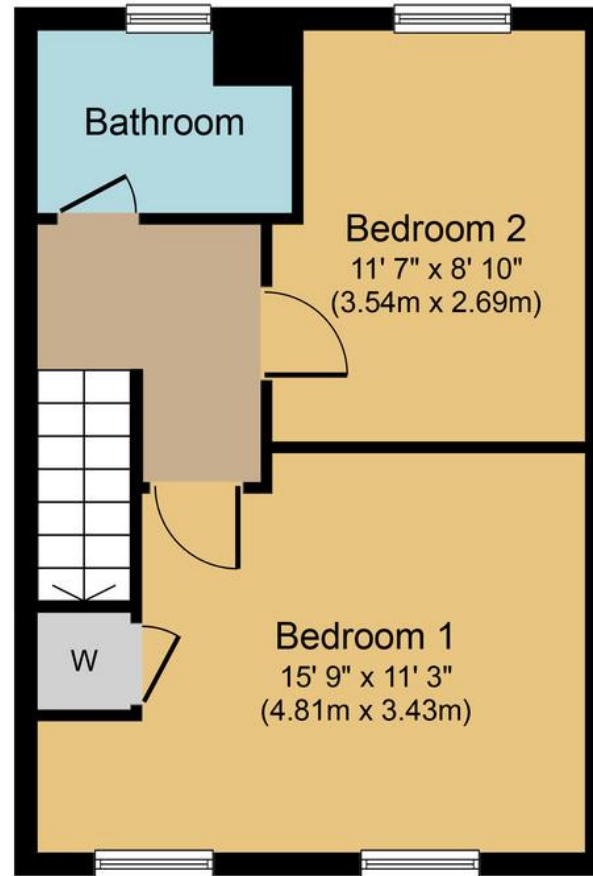
Externally the property has a small walled garden to the front and pleasant south facing flagged garden with stone wall boundary to the rear. Beyond the garden is a block-paved area which provides off-road parking for one vehicle with the benefit of EV charging point.







**Ground Floor**  
 Approximate Floor Area  
 358 sq. ft.  
 (33.3 sq. m.)



**First Floor**  
 Approximate Floor Area  
 358 sq. ft.  
 (33.3 sq. m.)

**6 Harwal Mews**

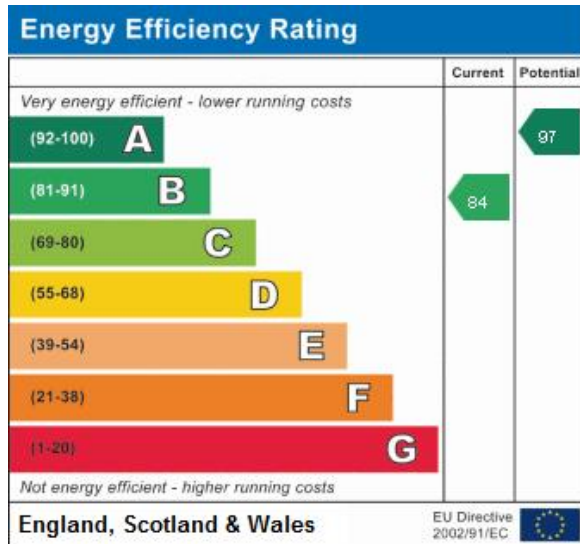
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

Council Tax Band: C

Local Authority: Bradford Metropolitan District Council



## Knowles by Zenko Properties

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## Contact Us

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