





Asking Price Of £265,000

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14 Green Avenue  
Silsden  
Keighley  
BD20 9LD

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EPC Rating 'TBC'

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Knowles by Zenko Properties are delighted to introduce to the market this two-bedroom newly converted detached bungalow positioned on a quiet street close to the town centre. The property has been fully renovated throughout with every element being brand new. The property would suit wheel chair uses or people with mobility issues; the property has a wheelchair ramp, double front doors, wide internal doorways and a wet room bathroom. Briefly comprises; sitting room, kitchen, two bedrooms and wet room style bathroom. To the outside there is a enclosed garden area with artificial lawn and parking for two Ideally situated just out of the centre of this thriving town. All amenities are within easy walking distance together with excellent schooling and good bus and train links.



**SITTING ROOM** 15' 7" x 13' 11" (4.76m x 4.26m)

Accessed via double composite from wheel chair ramp. Large open living area with laminate flooring, recessed ceiling lights, radiator and double glazed window. Access to all rooms.

**KITCHEN** 18' 8" x 6' 2" (5.70m x 1.88m)

Brand new fitted kitchen in grey gloss with a good range of wall and base units, stainless steel sink and drainer unit with mixer tap, blocked oak effect laminated work surfaces with ceramic tiling to all splash back areas, built in electric ovens with four ring gas hob. Wall mounted gas-combi boiler. Two Velux windows to ceiling, radiator, laminate flooring.

**MASTER BEDROOM** 14' 7" x 9' 7" (4.46m x 2.94m)

Spacious master bedroom with four double-glazed windows. Pendant light to ceiling, laminate flooring and radiator.

**BEDROOM** 11' 3" x 9' 4" (3.45m x 2.85m)

Good-sized second bedroom with three double-glazed windows. Pendant light to ceiling, laminate flooring and radiator.

**WETROOM BATHROOM**

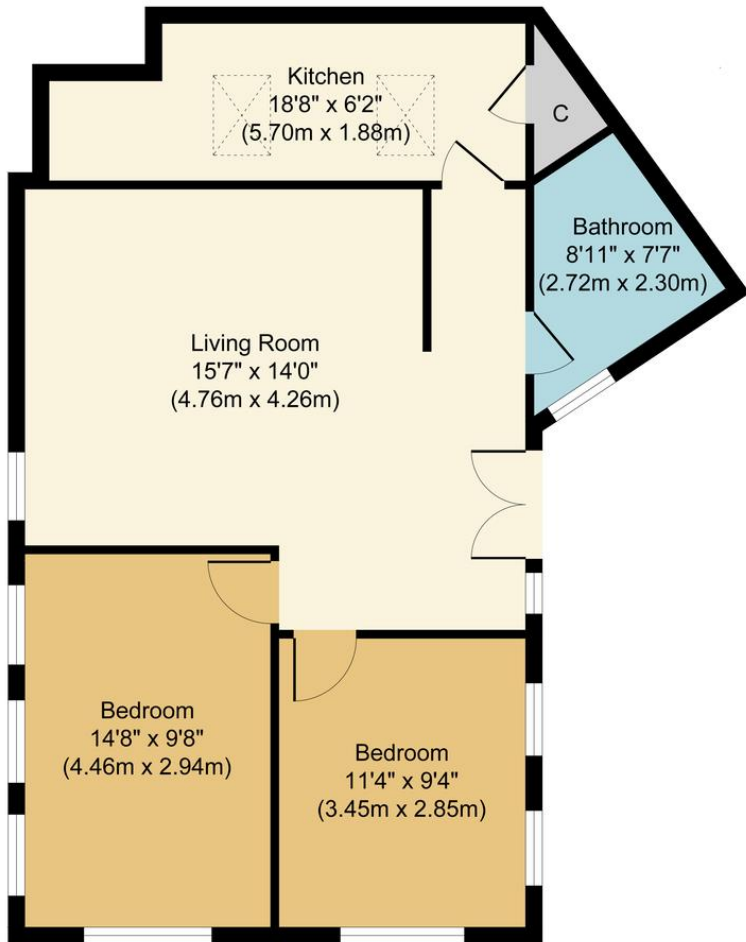
Spacious bathroom with wet room style accessible shower, floor mounted toilet and sink with vanity unit. Fully tiled to walls, flush fit ceiling light and double-glazed window.

**EXTERNALLY**

Enclosed garden area with timber fence and artificial lawn, car parking for two cars with removeable bollards. EV charging point.







**Approximate Floor Area**  
**743 sq. ft**  
**(69.05 sq. m)**

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

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Council Tax Band:

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Local Authority: Bradford Metropolitan

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EPC to follow



## Knowles by Zenko Properties

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## Contact Us

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