



KNOWLES by
ZENKO
Properties





Asking Price Of £285,000

10 Charlton Grove
Silsden
Keighley
BD20 0QG

EPC Rating '67'

Knowles by Zenko Properties are delighted to introduce to the market this three-bedroom newly renovated detached home positioned in a popular residential area. Offered for sale with no onward chain the property has been fully renovated throughout and features an excellent kitchen/diner with French doors leading to an enclosed garden complete with patio area and garage.



With the benefit of gas central heating and newly fitted double glazing throughout the property briefly comprises:



HALLWAY

Brand new composite front door leading to hallway with storage cupboard.

LIVING AREA 15' 8" x 12' 1" (4.8m x 3.7m)

South facing sitting room with large bay window open plan to the kitchen/diner. Laminate flooring, pendant light to ceiling and feature vertical radiator.



KITCHEN/DINER 14' 9" x 10' 6" (4.5m x 3.216m)

Well designed kitchen diner with French doors and double-glazed window to the rear garden. Fitted kitchen with a range of wall and base units with laminated worksurface. Breakfast bar with feature pendant lights, storage and plumbing for washing machine. Integrated full-size fridge freezer, integrated electric oven, gas hob and extractor. Laminate flooring and access to under stairs storage cupboard containing fuse box.

LANDING Storage cupboard containing combi-boiler loft hatch giving access to the roof loft and window to the side elevation.

BEDROOM ONE 14' 7" x 8' 7" (4.45m x 2.62m)

Bright and spacious master bedroom with far-reaching view, pendant light to ceiling and carpet to floor.



BEDROOM TWO 11' 5" x 8' 6" (3.5m x 2.6m)

Good-size second bedroom with pendant light to ceiling, carpet to floor and views to rear elevation.

BEDROOM THREE 9' 10" x 6' 0" (3m x 1.85m)

Smaller bedroom ideal as home office or nursery with pendant light to ceiling, carpet to floor and south facing far-reaching views.

BATHROOM 6' 2" x 5' 11" (1.9m x 1.82m)

With a white three piece suite comprising; panelled bath with mains connected shower over, wash basin with vanity unit and floor mounted toilet with push-button flush. All taps, fittings and heated towel rail in matt black. Composite board to all splash back areas and opaque window to the rear elevation.

EXTERNALLY

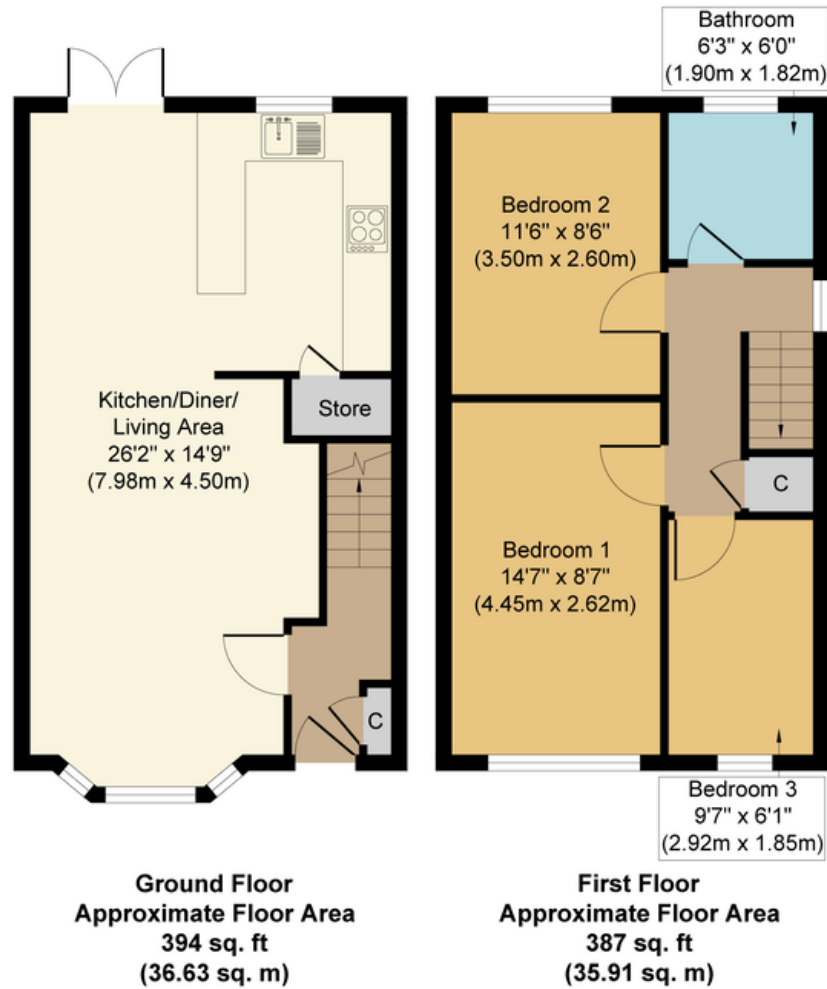
To the front of the property is an low maintenance gravel garden with shrub borders. To the rear of the property is a delightful enclosed garden with artificial lawn and patio area.

Beyond the rear garden is a further parking area and vehicular access to the garage

GARAGE

Detached garage with light and power.





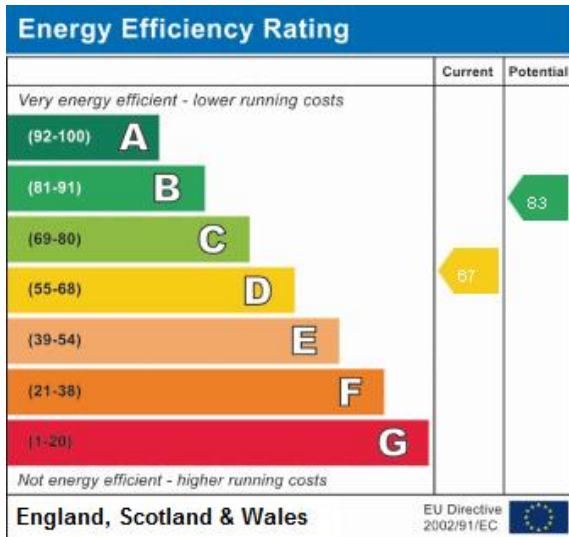
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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.

Tenure: Freehold

Council Tax Band: C

Local Authority: Bradford Metropolitan Council



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