





£189,950

10 Dradishaw Road
Silsden
Keighley
BD20 0BH

EPC Rating '63'

Knowles by Zenko Properties are pleased to present this well located three bedroom semi-detached home. Positioned in the popular village of Steeton the property is close-by to Airedale Hospital and the mainline train station for Leeds and Skipton whilst offering easy access to the nearby countryside and amenities of Steeton, an ideal base for the Aire Valley commuter.





HALLWAY

A spacious entrance hall giving access to the living room, kitchen and stairs to the first floor.

LIVING ROOM 13' 10" x 11' 0" (4.24m x 3.37m)

A bright and spacious living room with an open arch to the rear dining room comprising a double glazed window to front and stone fireplace and gas central heating radiator.

DINING ROOM

9' 6" x 8' 11" (2.92m x 2.74m) A second reception room positioned to the rear of the property with patio doors to the rear garden and access to the kitchen.

KITCHEN 11' 8" x 9' 10" (3.56m x 3.02m) Fitted kitchen with a range of modern base and wall units, integrated electric fan oven with hob and extractor over, integrated fridge freezer, double glazed window to rear with sink and drainer under, a built in storage pantry cupboard and door to side.

MASTER BEDROOM 12' 2" x 11' 6" (3.73m x 3.53m)

A main double bedroom with views across the valley via a double glazed window to front, gas central heating and a built in wardrobe.

BEDROOM 2 12' 4" x 9' 8" (3.78m x 2.97m)

Very good size bedroom to the rear elevation over-looking the rear garden comprising built in wardrobes, a double glazed window and gas central heating radiator.

BEDROOM 3 8' 11" x 7' 6" (2.74m x 2.3m)

A generous third bedroom with double glazed window, built in storage and gas central heating radiator.

BATHROOM

A fully tiled three piece bathroom suite with a bath and shower over, w/c and wash hand basin.

EXTERNALLY

To the front of the property is a lawned garden with pathway to the front door and access to the side. To the rear is an enclosed garden, mostly laid to lawn with a patio seating area and off-street parking to the side.






FLOORPLAN TO FOLLOW

Tenure: Freehold

Council Tax Band: B

Local Authority: Bradford Metropolitan District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D	83		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Knowles by Zenko Properties

3 Briggate
Silsden
Keighley
West Yorkshire
BD20 9JS

Contact Us

www.zenkoproperties.co.uk
sales.silsden@zenkoproperties.co.uk
01535 653 102

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements