



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







Asking Price Of £219,950

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16 Craven Drive  
Silsden  
Keighley  
BD20 0HQ

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EPC Rating '53'

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Knowles by Zenko Properties are delighted to introduce to the market this well-proportioned three-bedroom dormer bungalow. The property has the benefit of a gas central heating system, sealed unit double glazed windows, driveway and garage. The property enjoys an enclosed garden arranged in tiers to the rear and an enclosed parking area to the front. Positioned in the popular village of Silsden the property offers easy access to the mainline train station for Leeds and Skipton whilst offering easy access to the nearby countryside and amenities of Silsden.



#### **HALLWAY**

Access via uPVC front door. Carpet to flooring, central heating radiator, built-in storage cupboard

#### **SITTING ROOM**

14' 2" x 13' 2" (4.32m x 4.02m)

Spacious sitting room with large double-glazed window to front elevation. Gas central heating radiator. Fire



place with gas fire, stone hearth and surround. Pendant light and coving to ceiling.

### **KITCHEN**

11' 0" x 7' 4" (3.36m x 2.26m)

With a range of fitted wall and base units in cream with wood effect laminated worksurfaces. Twin stainless steel sink with drainer and mixer tap, plumbing for washing machine. Tiled to all splash-back areas, central heating radiator and pendant light to ceiling. Double glazed windows to front and side elevation.

### **BEDROOM 1**

13' 2" x 9' 3" (4.03m x 2.84m)

Spacious ground floor bedroom with walk in storage, central heating radiator, double glazed patio doors to rear elevation. Pendant light to ceiling.

### **BEDROOM TWO**

14' 4" x 10' 0" (4.37m x 3.07m)

Spacious upstairs bedroom with double-glazed window to front elevation, built-in storage as well as eaves storage. Carpet to floor, pendant light to ceiling, central heating radiator, wall-mounted lights.

### **BEDROOM THREE**

9' 11" x 9' 4" (3.04m x 2.85m)

Third bedroom with double-glazed window to rear elevation. Pendant light to ceiling, carpet to floor.

### **BATHROOM**

Ground floor bathroom with double-glazed window to rear elevation. Three-piece suite with corner shower, fully-tiled to enclosure. Pedestal wash basin and pedestal toilet.

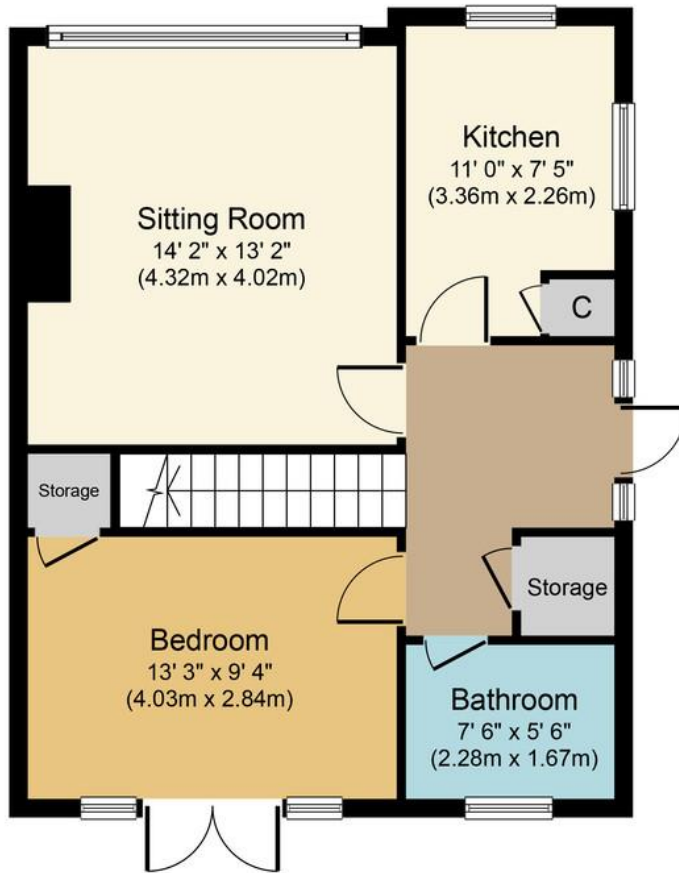
### **EXTERNALLY**

Front garden with shrubs and parking area. Driveway for multiple vehicles. To the rear there is a good-size enclosed garden arranged in tiers with two patio areas and gravelled seating area. . Surrounded by mature trees the garden does offer a good degree of privacy.

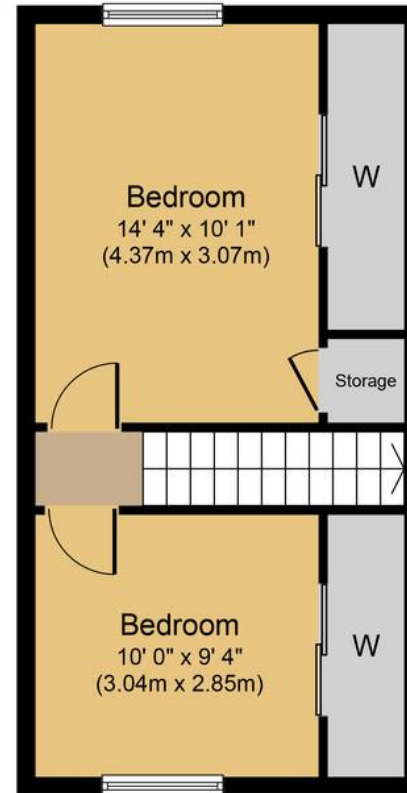








**Ground Floor**  
 Approximate Floor Area  
 564 sq.ft.  
 (52.4 sq.m.)



**First Floor**  
 Approximate Floor Area  
 351 sq.ft.  
 (32.6 sq.m.)

**16 Craven Drive**

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

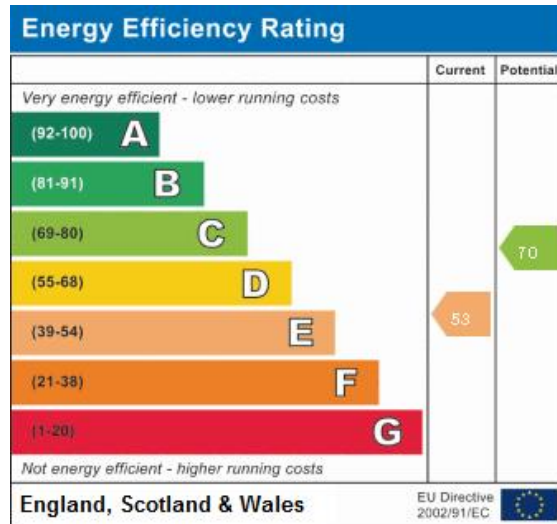
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Council Tax Band: C

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Local Authority: Bradford Metropolitan District Council

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## Knowles by Zenko Properties

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## Contact Us

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