

01756 795621
www.david-hill.co.uk

DAVID HILL



Stone Leigh Silsden Moor Keighley BD20 9JB

SUBJECT TO AGRICULTURAL OCCUPANCY CONDITION

A detached stone built three bedroom bungalow with adjoining single garage and walled garden enjoying an elevated rural position with open aspect and views.

Elevated rural position between Silsden, Addingham and the larger market town of Skipton.

Guide Price £249,950

Stone Leigh Silsden Moor Keighley BD20 9JB

• Silsden 3 miles • Addingham 3.5 miles • Skipton 5 miles • Keighley 7 miles

Location

The property is situated on Silsden Moor in an elevated rural position. The village of Silsden is a 3 mile drive to the south providing a useful range of services and amenities including independent shops, Co-op store and an Aldi supermarket together with a primary school and health centre. A full range of services can be found in the larger nearby town of Keighley with the closest railway station being Steeton & Silsden about 4 miles to the south.

Description

This detached bungalow is part of the adjacent holding Bank End Farm and occupies a corner plot alongside the farm buildings.

As the bungalow was originally constructed to provide accommodation to support the farm, on granting planning permission for its construction the local authority restricted the occupancy of the property by way of condition on the original planning permission.

The wording of the occupancy condition is as follows.

“The occupation of the dwelling hereby permitted shall be limited to a person solely employed, or last employed, in agriculture (as defined in Section 290 (1) of the Town and Country Planning Act 1971) or a dependant of such a person residing with him (but including a widow or widower of such a person).”

Now requiring modernisation throughout, the bungalow provides accommodation on one level as follows.

Entered via a useful storm porch into a central hallway with storage cupboards and separate w.c. The living room has a solid fuel fire set in feature stone surround with tiled hearth. The kitchen is open plan to the dining room with the kitchen having a range of base and wall units with laminate surface, electric four ring hob and raised level oven and grill. Stainless steel sink and drainer, plumbing for a washing machine and feature arch through to the dining room.

The inner hall gives access to the house bathroom with panelled bath, pedestal wash basin and w.c. Airing cupboard with hot water cylinder. There are two double bedrooms and a single bedroom.

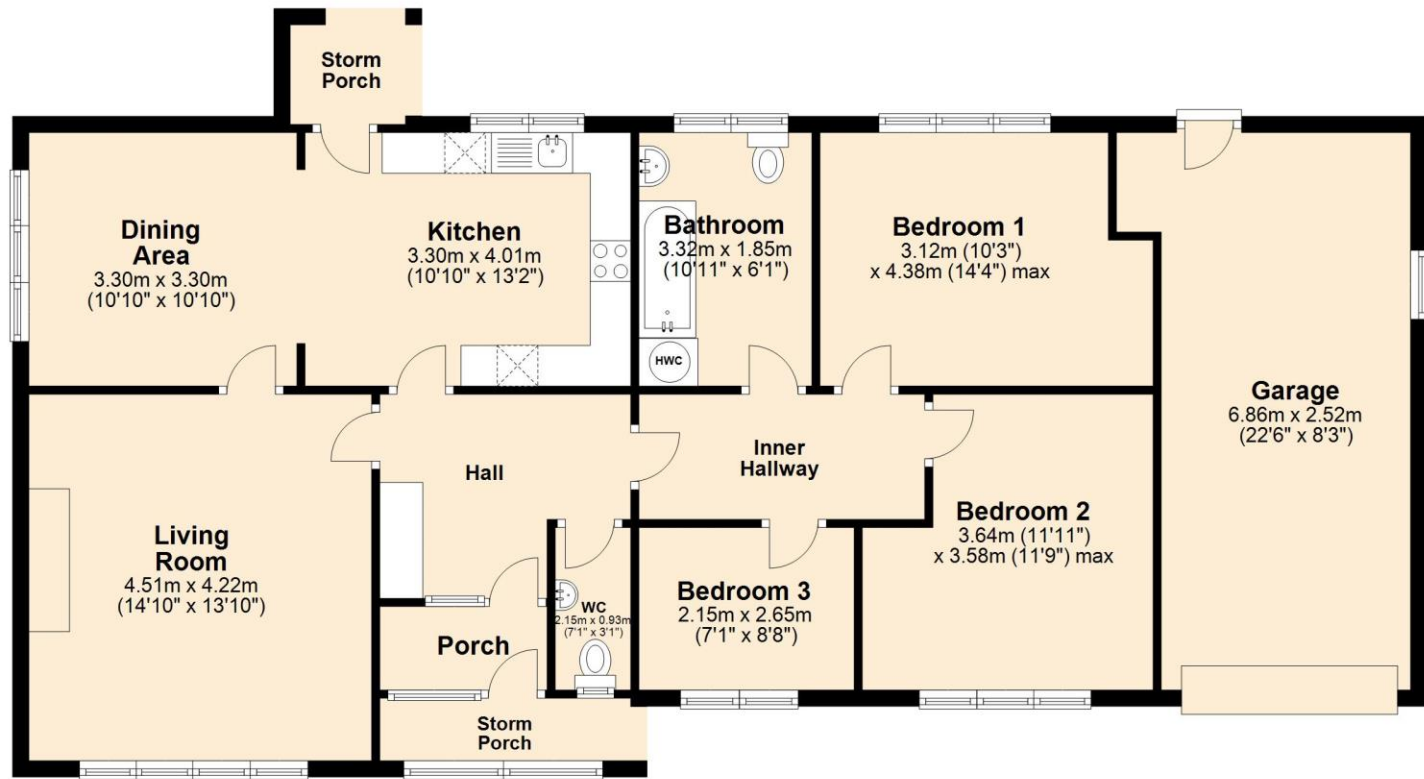
Outside

The property has a drive leading to the adjoining single garage with gardens extending to three sides.



Ground Floor

Approx. 122.9 sq. metres (1322.9 sq. feet)





Services

Bore hole water (shared), septic tank, mains electricity.
LPG central heating.

Tenure

Freehold

Council Tax

Band B (Bradford Metropolitan Council)

Directions

Head out of Skipton on Otley Road (A6069) to the junction with the A65 and turn right. Continue on the A65 for about 2 miles turning right onto Height Lane and continue for about 1 mile onto Haygill Nook where Stone Leigh can be found on the left after a short distance. A For Sale sign has been erected at the property.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.