

# HUNTERS®

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## Silk Mill Drive

East Morton, Keighley, BD20 5UU

Asking Price £400,000



A superb opportunity to acquire a substantial three bedroom home on the periphery of East Morton. A viewing is highly recommended to appreciate the size and potential on offer.

The mature home which forms part of the former mill, comprises; ground floor access into an entrance hall, integral garage access, a ground floor WC, utility room, home office/studio and a ground floor bedroom. To the first floor, is the well equipped dining kitchen and a spacious lounge, and also affords level access to the roadside, and sun terrace. To the second floor are two double bedrooms and modern house bathroom. The property benefits from a private car parking space in the courtyard.

East Morton is a first class residential location, it is ideally positioned for well regarded local schools, recreational facilities and transport connections. The station in Crossflatts is a comfortable drive away where there is frequent service to Leeds, Bradford and Skipton.

Agents Note; part of the garage roof which forms a portion of the sun terrace has collapsed, the vendor is in possession of a structural report for the main property which remains unaffected, however further investigations should be made by any potential purchasers.





N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

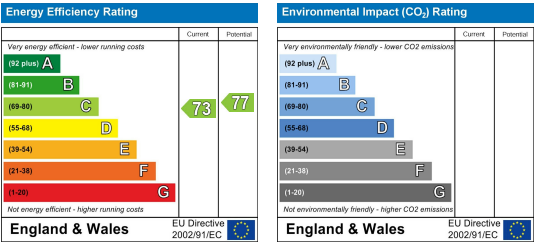
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.