

Harrison Robinson

Estate Agents



29 Aire View, Silsden, BD20 0AW

£172,500

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GROUND FLOOR

Lounge

A newly fitted, composite, half-glazed door with opaque glazing and transom light over opens into a spacious lounge filled with light through a large window overlooking the charming, front garden. A fireplace with stone hearth is a lovely, focal point. Laminate flooring, fitted doormat and radiator.

Kitchen

A stylish, recently fitted, contemporary kitchen comprising of deep grey, timber fronted, base and wall units with complementary laminate worksurface over and metro tiled splashback. A composite sink with sprinkler monobloc tap sits beneath a large window overlooking the rear courtyard. Integrated appliances include an electric oven with electric, ceramic hob and chimney hood and extractor over and a slimline dishwasher. Space and plumbing for a washing machine and space for a fridge/freezer. Tile effect, vinyl flooring and fitted doormat. A sturdy, timber door with opaque, glazed panel and transom light over gives access into the rear courtyard garden. Downlighting and radiator. A return carpeted staircase with painted, spindle balustrade leads to the first floor. A further window accentuates the bright atmosphere.

FIRST FLOOR

Landing

A carpeted landing with large window to the rear elevation and radiator. The carpeted staircase with timber, painted, spindle balustrade continues to the second floor.

Bedroom One

A most generous, double bedroom to the front of the property with a charming, original, cream painted fireplace - a lovely feature lending character to the room. Carpeting and radiator.

Bathroom

A spacious, well-appointed, recently fitted, stylish, four-piece house bathroom comprising a panel bath with mixer tap and hand held shower attachment, a large, walk-in shower with sliding, glazed door and mains drench shower with separate

hand held shower attachment, a vanity washbasin with monobloc tap and two large storage drawers and a low-level w/c. Marble effect wall tiling and tile effect, vinyl flooring. Chrome, ladder, towel radiator, downlighting and extractor fan. Ideal central heating boiler. A large window with opaque glazing allows the natural light to flood in.

SECOND FLOOR

Study Landing

A great-sized study landing which lends itself to a variety of uses. This would be a great area to use as a home office or hobbies space and could also serve as an occasional bedroom space for visitors. A large Velux window makes for a bright atmosphere and affords far reaching, countryside views. Attractive, herringbone design, vinyl flooring and radiator with cover. A painted beam lends character. A door opens into:

Bedroom Two

A great-sized, double bedroom to the front elevation with a large Velux window affording a further lovely, far reaching view. Continuation of the herringbone design, vinyl flooring. Radiator with cover. Painted beam and fitted shelving.

Garden

The property benefits from a charming, low-maintenance, block paved garden to the front elevation with a pathway leading to the front entrance door. Space for some outside furniture and colourful pots. Timber fencing and gate. To the rear one finds a good-sized, courtyard with a further opportunity to sit out and enjoy a cuppa or al fresco entertaining. A timber shed provides great storage.

UTILITIES AND SERVICES

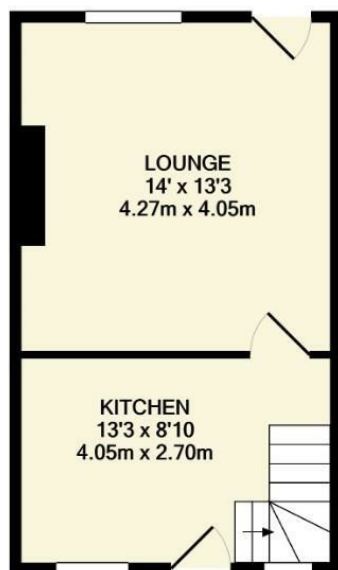
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



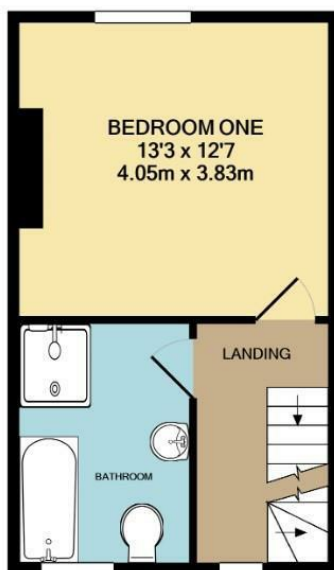
- ***No Onward Chain***
- Two Spacious Double Bedrooms
- Contemporary Fitted Kitchen
- Recently Renovated
- Useful Study Area
- Stylish Four-Piece House Bathroom
- Quiet Location Tucked Away Off Aire View
- Charming Gardens to Front and Rear
- Close Walking Distance to Silsden Amenities
- Council Tax Band A

Energy Efficiency Rating

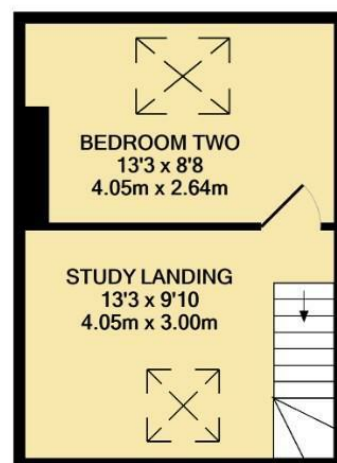
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.