



## Tufton Street, Silsden, BD20 0PN

**Asking Price £165,000**

- NO UPPER CHAIN
- THREE BEDROOMS
- SMALL FRONT GARDEN
- RENOVATION PROJECT
- EXCELLENT TRANSPORT LINKS
- STONE-BUILT MID TERRACE
- PAVED YARD TO THE REAR
- IDEAL FOR FTB OR INVESTOR
- CLOSE TO LOCAL AMENITIES
- DOUBLE GLAZING/GAS CENTRAL HEATING

# Tufton Street, Silsden, BD20 0PN

Presented with NO UPPER CHAIN, this spacious DOUBLE-GLAZED and GAS CENTRALLY HEATED STONE-BUILT INNER TERRACE exceeds the average size. While the property is due for some updates, it presents an IDEAL OPPORTUNITY TO PERSONALISE AND ENHANCE. We highly recommend an internal inspection to truly grasp the POTENTIAL OF THIS RESIDENCE.



Council Tax Band: A



## PROPERTY DETAILS

Presented with no upper chain, this spacious double-glazed and gas centrally heated stone-built inner terrace exceeds the average size. The well thought out, three bedroom layout is spread over two floors, complemented by a paved yard at the rear. While the property is due for some updates, it presents an ideal opportunity to personalise and enhance. We highly recommend an internal inspection to truly grasp the potential of this residence.

The ground floor encompasses an entrance vestibule, a sitting room featuring a gas fire, and a kitchen with convenient under stairs storage, offering access to the rear yard. Moving to the first floor, you'll find three bedrooms and a house bathroom. The external space includes a small front garden.

Tufton Street has consistently been a sought-after choice for residents of various ages, being just a stone's throw away from the town centre. The town centre boasts a range of independent shops, coffee shops, bars, and restaurants, along with excellent educational and commuting facilities.

For those in search of a generously sized family home in a coveted town, this property is worth exploring.



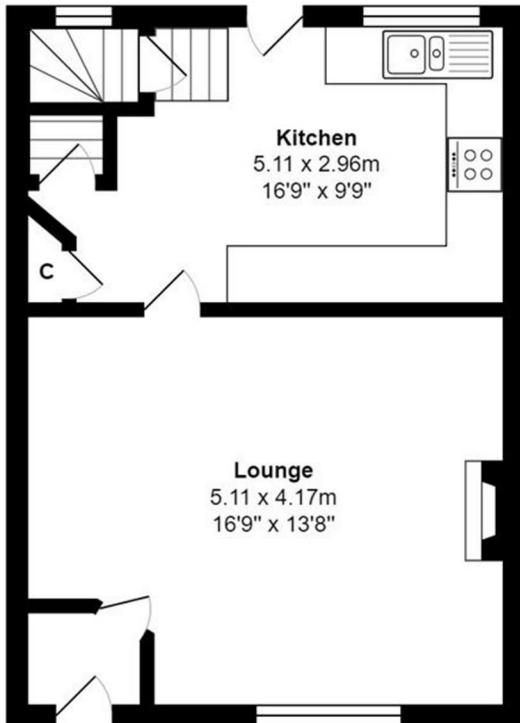
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

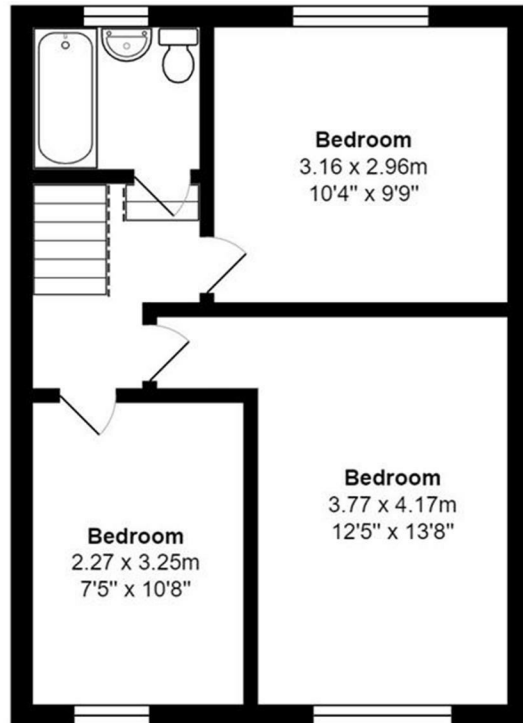
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

All measurements are approximate and for display purposes only