



## Norton Street, Silsden, BD20 0PS

Asking Price £235,000

- FOUR BED TERRACED PROPERTY
- STUNNING FAMILY ACCOMMODATION
- GROUND FLOOR CLOAKROOM
- SUNNY FRONTAGE
- CENTRALLY HEATED
- EXTENDED AND RENOVATED
- ARRANGED OVER THREE FLOORS
- STYLISH BATHROOM
- DOUBLE GLAZED
- EARLY VIEWING RECOMMENDED



# Norton Street, Silsden, BD20 0PS

Judge this FOUR BEDROOM PROPERTY from the road side and you will certainly miss out on the EXTENSIVE, EXTENDED ACCOMMODATION that lies beyond the front door. The property has by the present owners, been EXTENDED AND RENOVATED TO A VERY HIGH STANDARD providing a STUNNING FAMILY HOME arranged OVER THREE FLOORS. Outside is a SUNNY PAVED FRONTAGE and area to the rear.



Council Tax Band: B



## PROPERTY DETAILS

Judge this four bedroom property from the road side and you will certainly miss out on the extensive, extended accommodation that lies beyond the front door. The property has by the present owners, been extended and renovated to a very high standard providing a stunning family home arranged over three floors. Internal inspection is strongly recommended to appreciate this excellent property offering; entrance hall, cloakroom, sitting room with multi fuel stove, stunning living/dining kitchen, to the first floor are three good size bedrooms and stylish bathroom. The second floor provides a generous double bedroom with limited headroom. To the outside is a sunny paved frontage, with small area to the rear.

Silsden is a very popular Aire Valley town providing a wide variety of eateries, pubs, independent shops, supermarkets and being well connected via Steeton & Silsden train station to Skipton, Ilkley, Bradford, Leeds and beyond.

For those looking for extensive family accommodation, in this sought after location, then take a look at this.

Briefly the central heated and double glazed accommodation comprises;

Panelled and glazed door into;

### ENTRANCE HALL

With open staircase leading to the first floor, useful storage cupboard, laminate floor, recessed lighting.

### CLOAKROOM

Containing a two piece white suite comprising; wash hand basin in an attractive cabinet, low suite W.C., ceiling light.

### SITTING ROOM

12'4 x 12'4  
with recessed multi fuel stove set on a stone hearth, picture rail, laminate floor, views over the front garden, ceiling cornice, ceiling light.

### LIVING/DINING KITCHEN

24'2 x 17'3  
KITCHEN

With a superb range of Shaker style wall and base units with concealed lighting beneath, contrasting sink and drainer unit with chrome mixer tap, ash wood effect work surfaces over with stylish tiling above, built in separate electric double oven with five ring halogen hob and stainless steel canopy over housing the extractor fan, provisions for an automatic washing machine and tumble dryer, separate island with matching work top, built in cupboards, feature tiling, feature ceiling with Velux window, panelled and glazed door leading

to the rear, two ceiling lights.

### LIVING/DINING AREA

With recessed fireplace having stone lintel over, built in cupboards to either side, stylish flooring, recessed lighting and ceiling light.

### FIRST FLOOR

#### LANDING

With stripped and polished floorboards, open return staircase leading to the second floor, ceiling light.

#### BEDROOM ONE

12'4 x 11'11  
with picture rail, ceiling cornice, ceiling light.

#### BEDROOM TWO

12'6 x 9'9  
with built in wardrobes with cupboards over, picture rail, ceiling light.

#### BEDROOM THREE

9'3 x 7'4  
picture rail, ceiling light.

### STYLISH BATHROOM

Containing a three piece white suite comprising; P bath with overhead rainfall shower plus handheld shower, pedestal wash hand basin together with low suite W.C. encased in an attractive cabinet with granite effect tops, partial ceramic tiling to the walls, ceramic tiling to the floor, ceiling light.

### SECOND FLOOR

#### LANDING

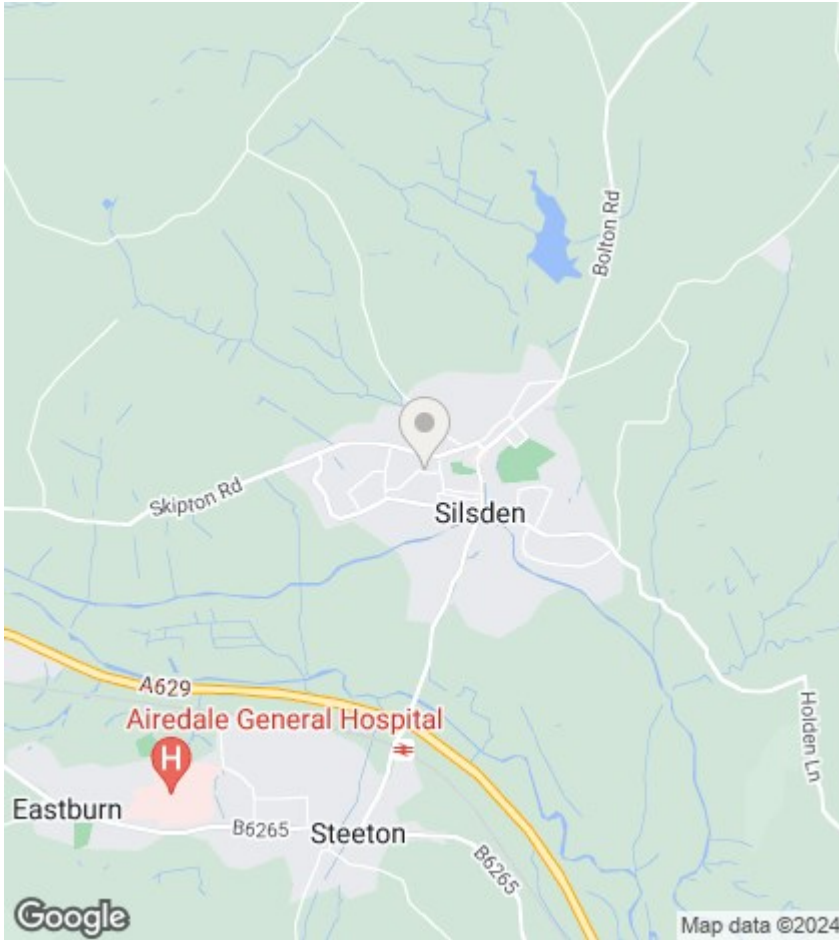
With Velux window, ceiling light.

#### BEDROOM FOUR

13'8 x 12'4  
Velux window, ceiling light. This is a versatile loft conversion with limited headroom - would be suitable for a child's bedroom or could also be used as an office area or extra storage space.

### OUTSIDE

To the front of the property is a walled low maintenance seating area, there is a small area to the rear giving access.



## Viewings

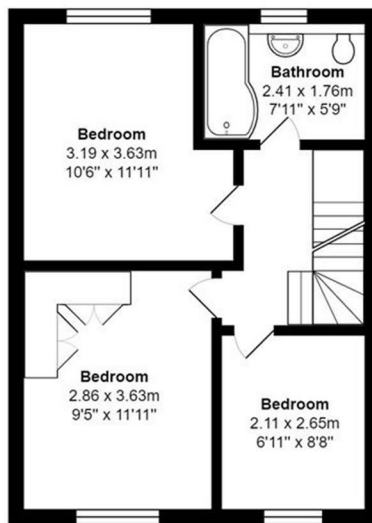
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

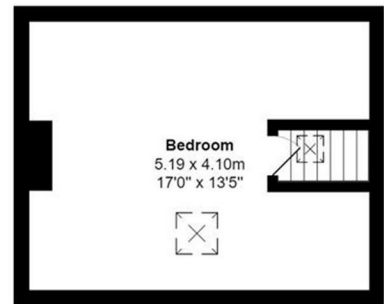
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 110.3 m<sup>2</sup> ... 1188 ft<sup>2</sup>

All measurements are approximate and for display purposes only