



North Street, Silsden, BD20 9PQ

Asking Price £165,000

- NO UPPER CHAIN
- TWO BEDROOMS
- OFF ROAD PARKING
- QUIET STREET
- STONE BUILT COTTAGE
- REAR GARDEN
- IDEAL FOR A FTB / INVESTOR
- CLOSE TO AMENITIES

# North Street, Silsden BD20 9PQ

An exciting opportunity awaits to acquire a charming TWO-BEDROOM, STONE-BUILT TERRACE COTTAGE, complete with a REAR GARDEN and OFF-ROAD PARKING. Situated on a QUIET yet CONVENIENT STREET, while being close to essential amenities.



Council Tax Band: A



## PROPERTY DETAILS

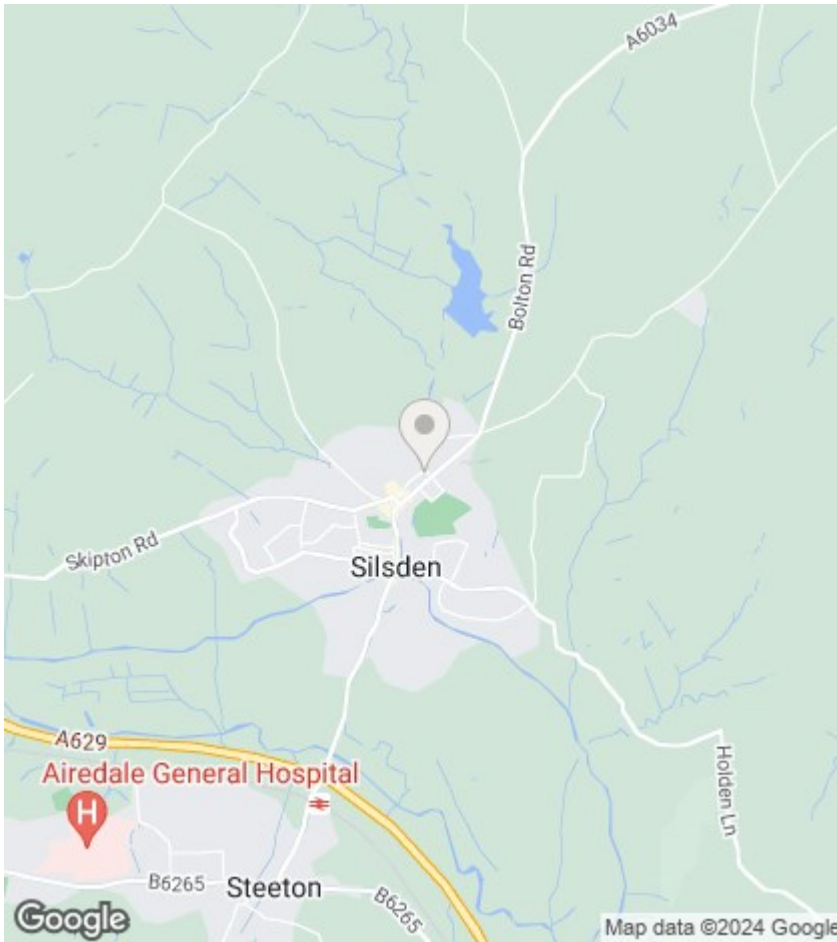
An exciting opportunity awaits to acquire a charming two-bedroom, stone-built terrace cottage, complete with a rear garden and off-road parking – a rare find for this type of property. Situated on a quiet yet convenient street, while being close to essential amenities.

Having been a highly successful residential let for several years, this property is ideal for first-time buyers, those looking to downsize or investors seeking a valuable addition to their portfolio.

The generous sitting room, featuring a cozy multi-fuel stove, leads into an inner hall with an open return staircase and a useful keeping cellar. Just off the inner hall is a well-equipped kitchen that provides access to the rear.

Upstairs, the first floor boasts a spacious master bedroom, an additional double bedroom and a three-piece bathroom. Outside, the paved garden ensures low-maintenance care and the off-road parking adds convenience.

North Street is located just outside the centre of this popular Aire Valley town, which has grown in recent years and is favoured by both young and old. The delightful high street offers independent shops, coffee houses, bars and restaurants, along with essential services like doctors and dentists. An excellent primary school and superb commuting links make this an attractive option for those seeking value for money. This property is a must-see for anyone looking to invest in a thriving and welcoming community.




## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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 	



Total Area: 63.6 m<sup>2</sup> ... 685 ft<sup>2</sup>

All measurements are approximate and for display purposes only