



## Strawberry Street, Silsden, BD20 0AT / development potential

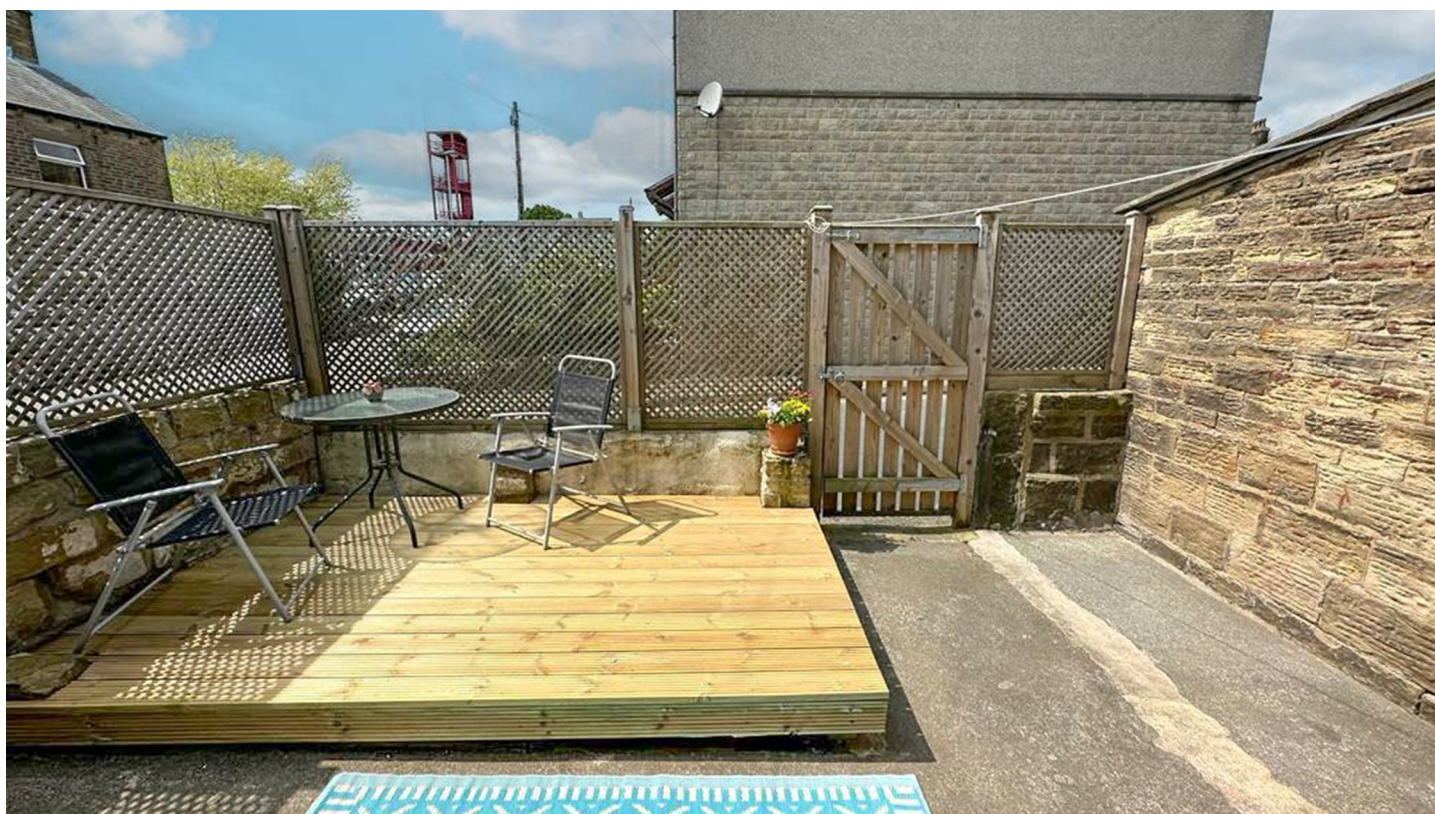
**Asking Price £185,000**

- END TERRACE
- TWO DOUBLE BEDROOMS
- GARDEN/YARD/LAND TO SIDE
- NO UPPER CHAIN
- GREAT VIEWS
- CENTRAL LOCATION

This pretty end terrace has a cottage feel due to the stripped wood throughout. It is move in ready for the first time buyer but has scope for development. The land to the side could be used as garden or for parking for 2 to 3 cars. It is big enough to have a new dwelling or extend the existing property, subject to planning permission. The home has a generous size living room with large windows on two sides, which makes the room lovely and bright. There are also long distance views towards Ilkley Moor as the property has an elevated position. The 2 bedrooms are both doubles and the main bedroom also has the benefit of windows on 2 sides. There is a front garden and also a generous yard to the rear which is accessed through the utility room addition at back. This would make a lovely home with much potential.



Council Tax Band: A



### PROPERTY DETAILS

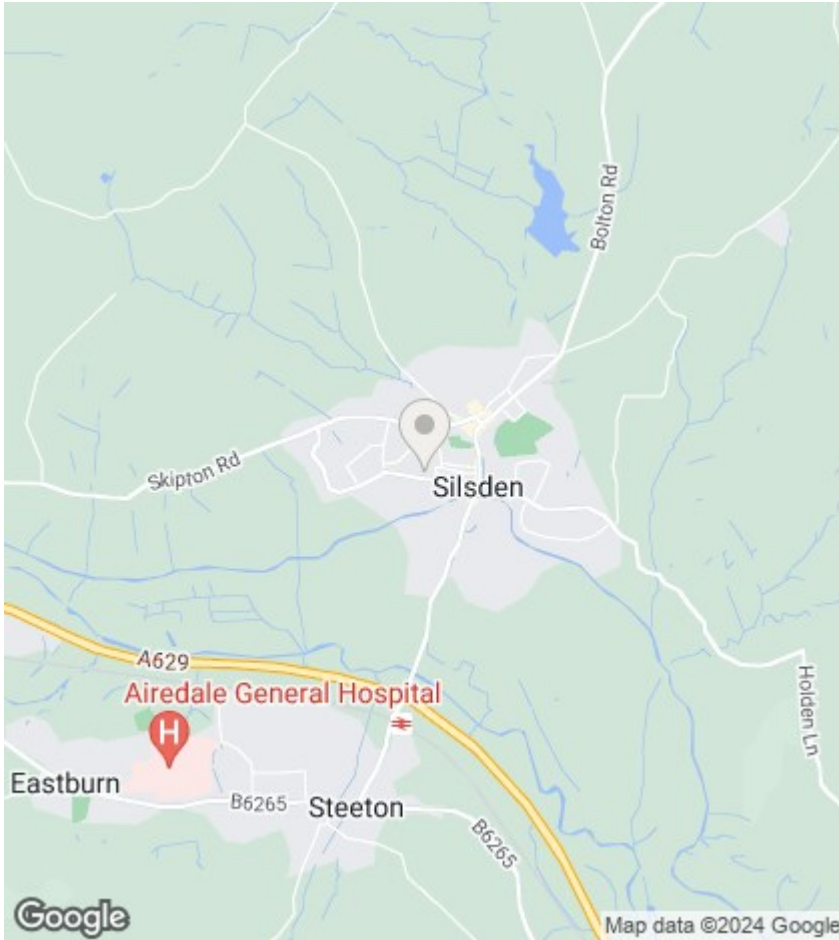
Situated at the end of a charming row of traditional terrace houses, this delightful two double-bedroom home offers the unique advantage of land to three sides. This comprises of a front garden, generous back yard and an extensive strip of land to the side.

The house features a spacious sitting room with windows on both the front and side, an inner hall with an enclosed staircase leading to the first floor and a useful keeping cellar that connects to a well equipped kitchen. From the kitchen, you can access a large porch, currently used as a utility room, which opens directly into the generous enclosed rear yard.

On the first floor, you'll find a landing area, a master bedroom with shower cubicle and windows on the front and side, another double bedroom and a bathroom. The front bedroom boasts beautiful long distance views.

Strawberry Street is a delightful row of high-quality terrace properties adjacent to Elliott Street, within easy walking distance of the town centre. In recent years, Silsden has become one of the Aire Valley's most sought-after locations, boasting an abundance of independent shops, bars, restaurants and coffee shops, as well as an excellent, newly built, primary school and convenient bus and train links.

If you're looking for a substantial home in a very desirable location, close to amenities, this property would be an excellent choice.




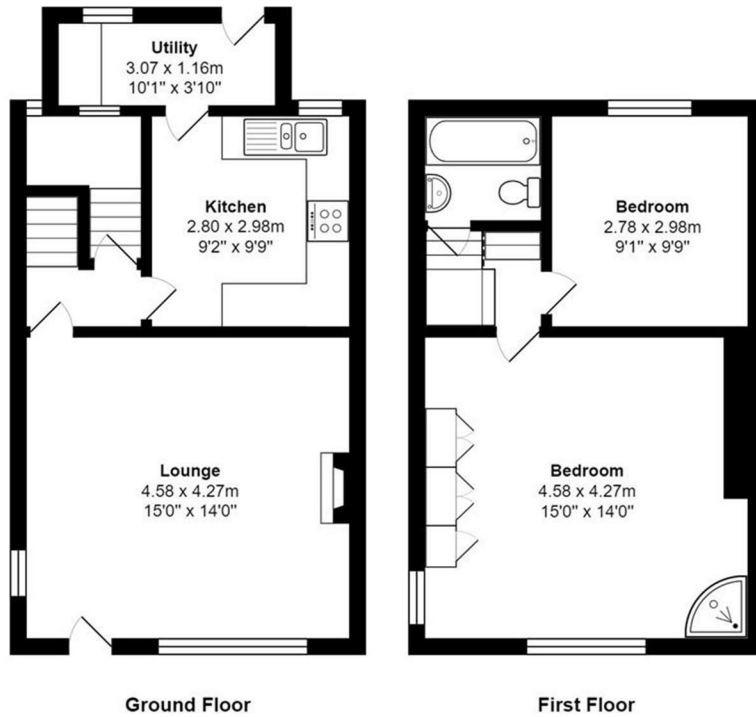
## Viewings

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>			
(55-68) <b>D</b>		<b>56</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: 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>

All measurements are approximate and for display purposes only