



Mill Banks, Silsden BD20 0EJ

Asking Price £154,950

- NO UPPER CHAIN
- TWO BEDROOMS
- USEFUL CELLAR
- IDEAL FOR FIRST TIME BUYER
- CLOSE TO LOCAL AMENITIES
- STONE BUILT END TERRACE PROPERTY
- GARDEN AREA WITH PARKING TO SIDE
- CENTRAL HEATING & DOUBLE GLAZED
- WALKING DISTANCE TO TRAIN STATION
- MOVE IN READY

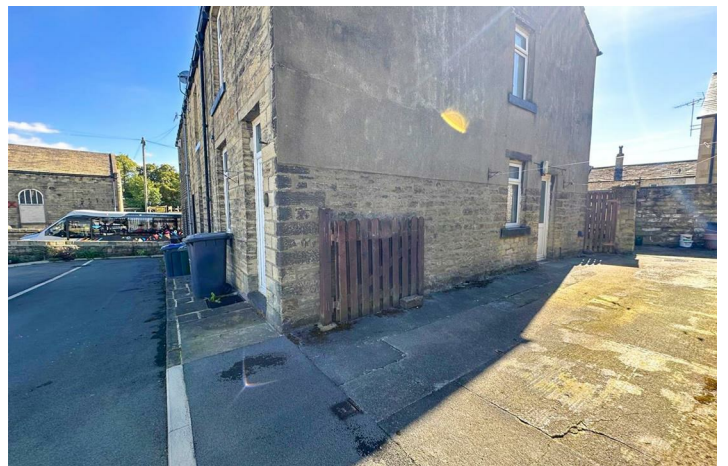


# Mill Banks, Silsden BD20 0EJ

This superb STONE BUILT TWO BEDROOM END-TERRACE HOUSE offers fantastic features for FIRST TIME BUYERS OR INVESTORS. With a GARDEN AREA AND SIDE PARKING, the property provides excellent living space across two floors and is MOVE-IN READY.



Council Tax Band: A



## PROPERTY DETAILS

This superb stone built two-bedroom end-terrace house offers fantastic features for first-time buyers or investors. With a garden area and side parking (pedestrian access required for neighbours), the property provides excellent living space across two floors and is move-in ready. The ground floor includes a spacious sitting room, a well-equipped kitchen and a useful basement cellar. Upstairs, you'll find two spacious double bedrooms and a house bathroom. Additionally, there's an accessible loft with a pull-down ladder and a front-facing window.

The property benefits from side parking, though pedestrian access must be maintained for neighbouring properties. Situated on Mill Banks, a small row of similar homes, the house is within easy walking distance to Silsden's amenities, including a variety of independent shops, bars, restaurants, and coffee shops. The property is also in walking distance to Steeton & Silsden train station making this ideal for commuting to Skipton, Leeds or beyond. The town also boasts an excellent primary school and superb commuting links. The entire Mill Banks road was newly resurfaced in March 2023.

If you're seeking a charming stone-built property in this desirable town, this home is worth considering. The property is fully central heated, double glazed, and offers great value. Don't miss out!



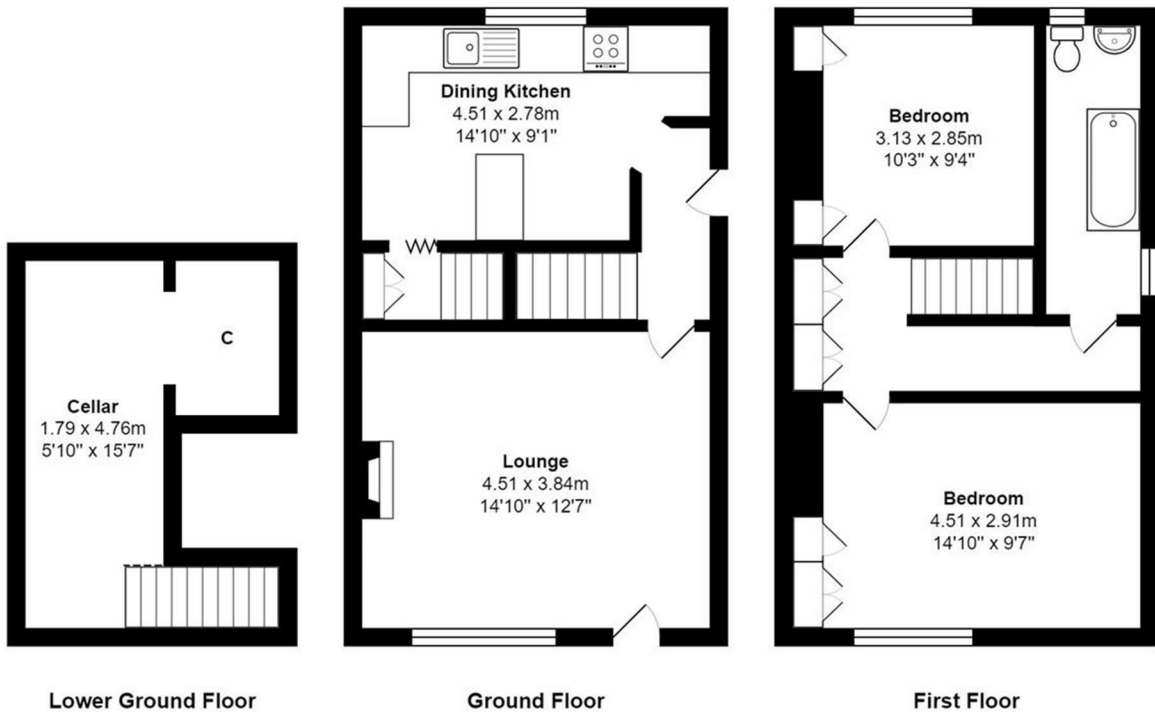
## Viewings

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) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 83.2 m<sup>2</sup> ... 895 ft<sup>2</sup>

All measurements are approximate and for display purposes only