

Green Avenue, Silsden, BD20 9LD

Asking Price £177,500

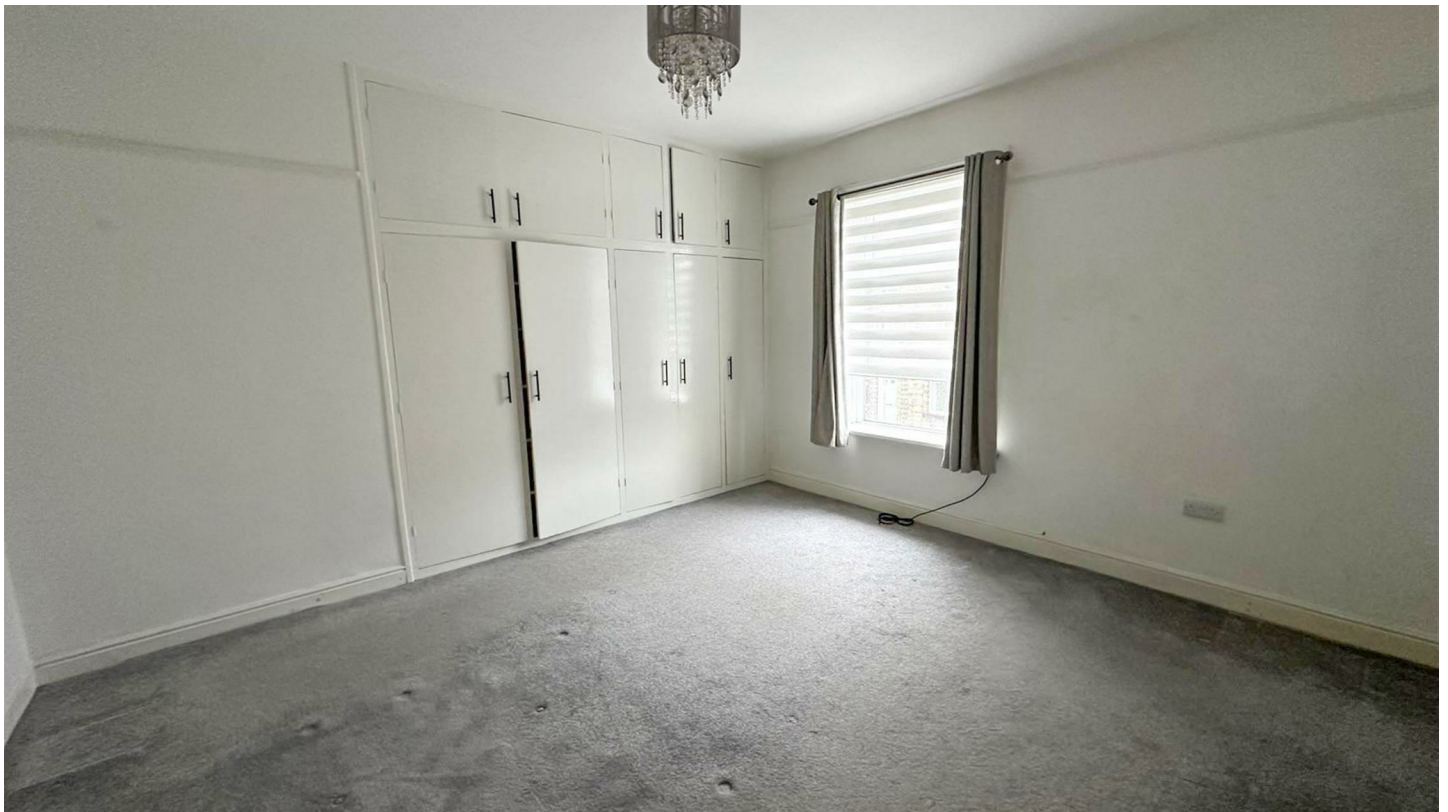
- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- USEFUL KEEPING CELLAR FOR ADDITIONAL STORAGE
- MODERN HOUSE BATHROOM
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- TRADITIONAL MID-TERRACE PROPERTY
- PRIVATE ENCLOSED YARD AT THE REAR
- WELL EQUIPPED KITCHEN
- CENTRAL HEATING & DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES

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This is an excellent opportunity to acquire a CHARMING TWO DOUBLE-BEDROOM TRADITIONAL TERRACED HOUSE, featuring a PRIVATE ENCLOSED AREA AT THE REAR AND A SMALL OPEN FRONTAGE. The property has, in recent years, served as a HIGHLY SUCCESSFUL RESIDENTIAL RENTAL, making it an APPEALING CHOICE FOR INVESTORS, FIRST-TIME BUYERS, OR ANYONE LOOKING TO DOWNSIZE while staying close to the conveniences of the town centre.



Council Tax Band: B



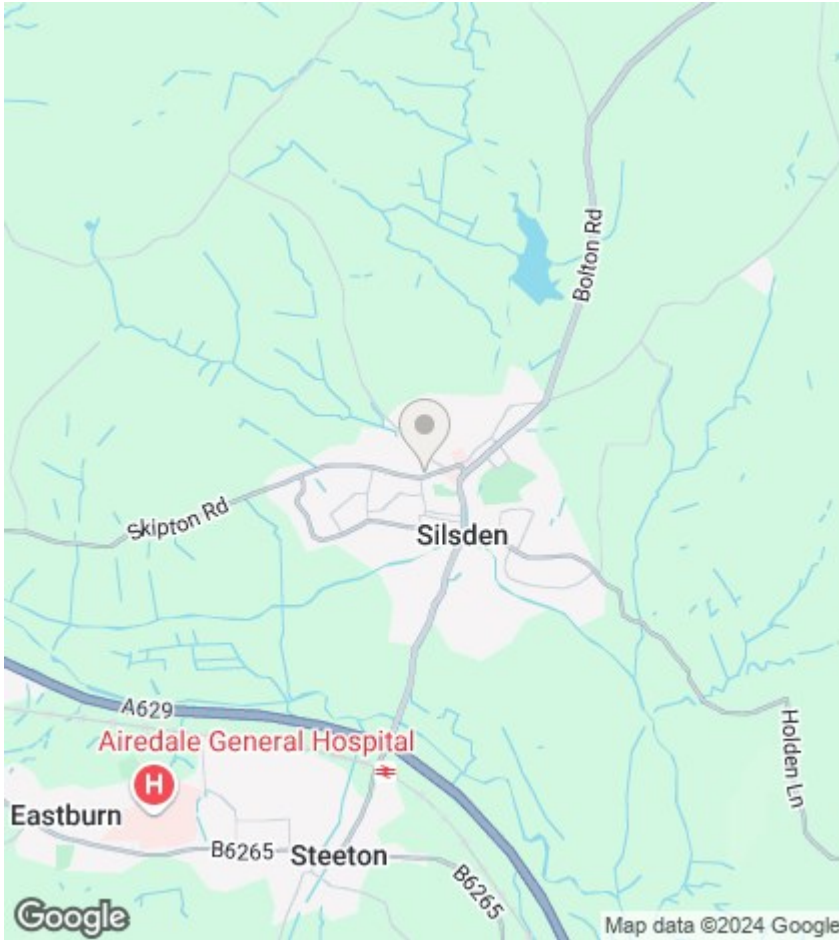
PROPERTY DETAILS

This is an excellent opportunity to acquire a charming two double-bedroom traditional terraced house, featuring a private enclosed area at the rear and a small open frontage. The property has, in recent years, served as a highly successful residential rental, making it an appealing choice for investors, first-time buyers, or anyone looking to downsize while staying close to the conveniences of the town centre.

The house is centrally heated and double-glazed, offering comfortable living throughout. Upon entering, you're greeted by a practical entrance vestibule, leading into a generous sitting room, highlighted by a recessed fireplace with a rustic beam overhead. An inner hall follows, with an open return staircase that takes you to the first floor. A useful keeping cellar provides additional storage space, while the well-equipped kitchen offers access to the rear garden area.

On the first floor, the landing leads to a spacious master bedroom filled with natural light, accompanied by a second, well-sized double bedroom and a stylish, modern bathroom. The home's location is one of its key advantages, being just a short stroll from the heart of Silsden, where you'll find a variety of shops, recreational facilities, medical services including doctors and dentists, as well as the newly built primary school.

With excellent commuting links and a prime location near essential amenities, this property offers incredible value for those seeking convenience and comfort. Whether you're an investor, first-time buyer, or someone looking for a well-located, affordable home, this is a must-see.



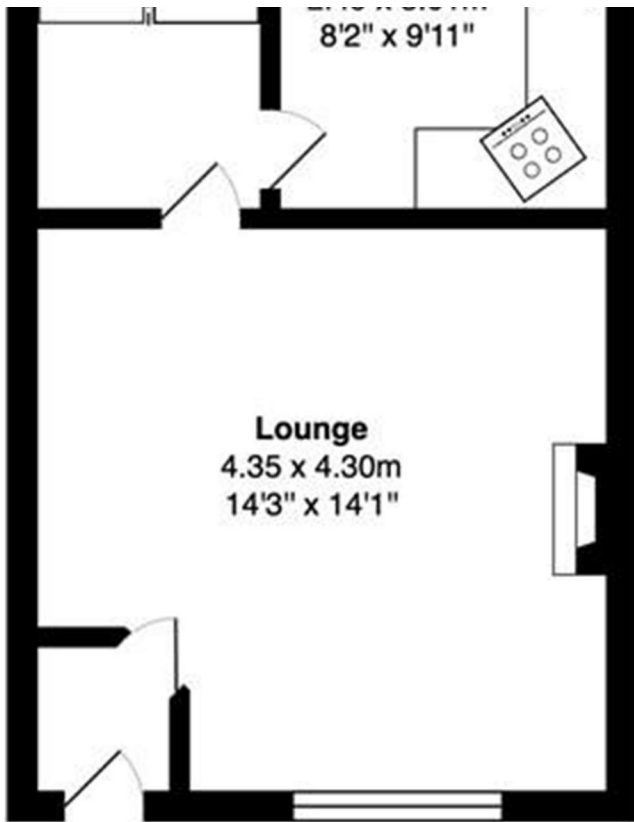
Viewings

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

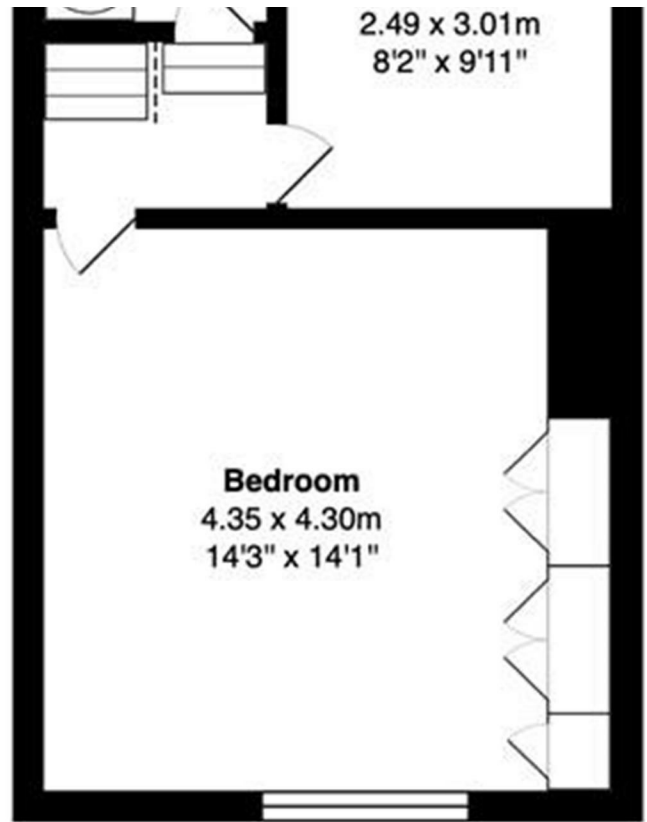
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor