



Prince Street, Silsden, BD20 0AR

**Asking Price £169,995**

- CHARMING END TOWNHOUSE
- LOW MAINTENANCE GARDENS
- SPACIOUS SITTING AREA WITH SPACE FOR A DINING TABLE
- IDEAL FOR FTB OR INVESTORS
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- DETACHED GARAGE
- WELL-EQUIPPED KITCHEN
- PEACEFUL LOCATION
- EXCELLENT TRANSPORT LINKS



## Prince Street, Silsden, BD20 0AR

Nestled in a peaceful location just a short stroll from the lively Silsden village centre, this charming two-bedroom townhouse offers more than meets the eye. The property briefly comprises of: a spacious sitting room with a dining area, an adjoining kitchen, two well-proportioned bedrooms and a modern bathroom. Externally, it boasts low-maintenance gardens, access to a communal green and a detached single garage.



Council Tax Band: B



## PROPERTY DETAILS

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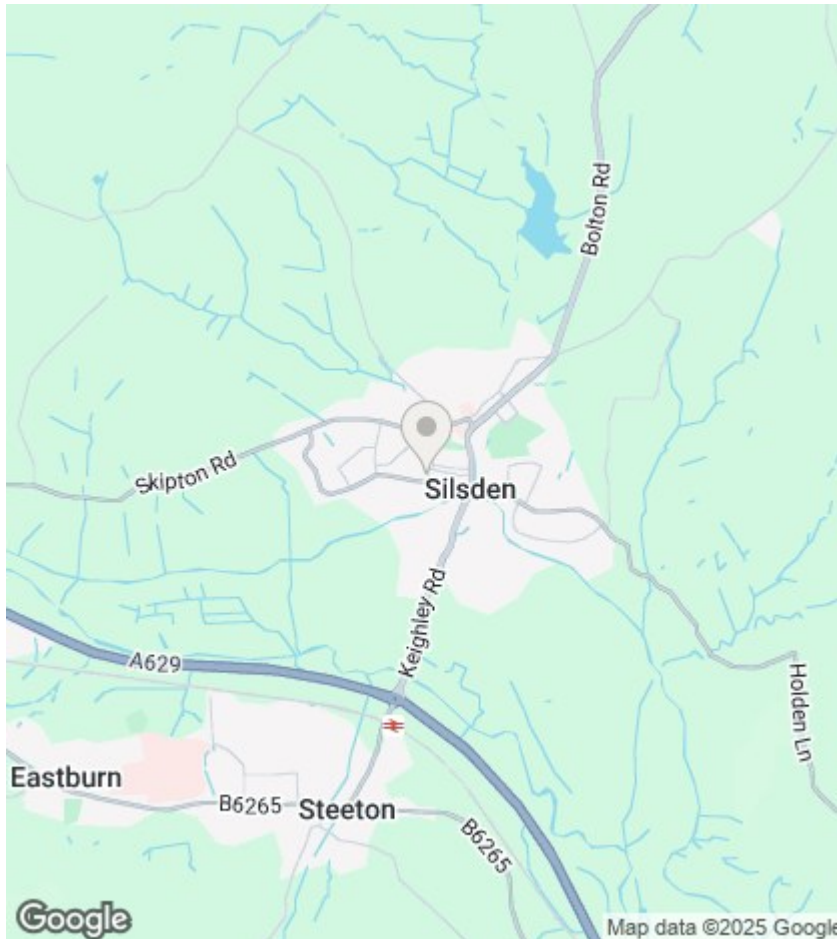
You will enter the property through a part-glazed uPVC door which leads through to a sitting room with laminate floor, two wall lights, an electric fire with a marble-effect hearth and timber mantel, TV point and space for a dining table. The well-equipped kitchen has a range of wall and base units, contrasting laminate worktops, a stainless-steel sink and drainer, Smeg electric oven with a four-ring gas hob and extractor hood, Worcester combination boiler, plumbing for a washer and space for a tall fridge-freezer. The kitchen has a tiled floor, part-tiled walls and a majority-glazed uPVC rear door and window.

An open staircase leads to the first-floor landing with two bedrooms and a house bathroom.

Outside to the front is a small, flagged patio with a low wall and gate. The side has a private, predominantly flagged garden with fence which gives a great deal of privacy and to the rear is a compact tarmac yard with a cold-water tap, timber fencing and a gate leading to the communal green. A designated area is available for a timber shed if required. The added bonus to this property is a detached garage (approx. 18'0" x 8'0") located a short distance from the property, with an up-and-over door.

Silsden is a bustling town with an excellent range of shops and amenities. It is conveniently located within a 15-minute drive of Skipton, Keighley and Ilkley, with Leeds, Harrogate, and Bradford also within a commutable distance.

This property is ideal for first-time buyers, those looking to downsize, or buy-to-let investors.




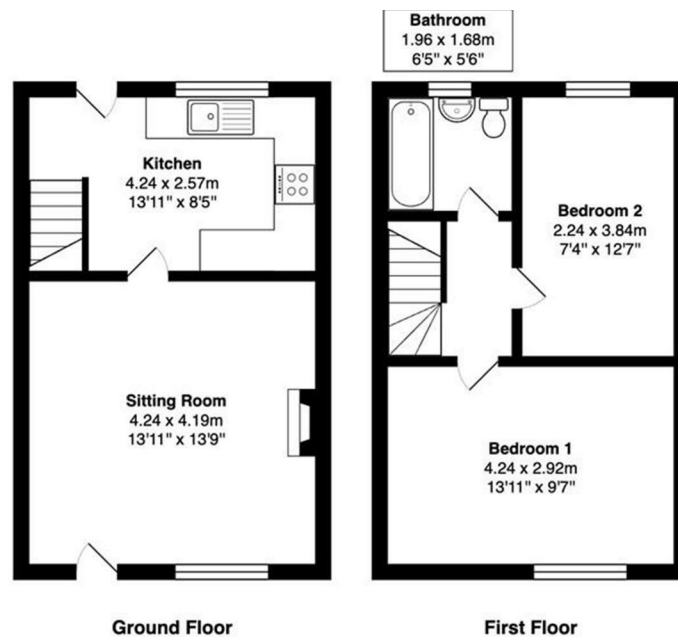
## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total Area: 58.7 m² ... 632 ft²

All measurements are approximate and for display purposes only