



## Aireville Crescent, Silsden BD20 0JA

Asking Price £269,500

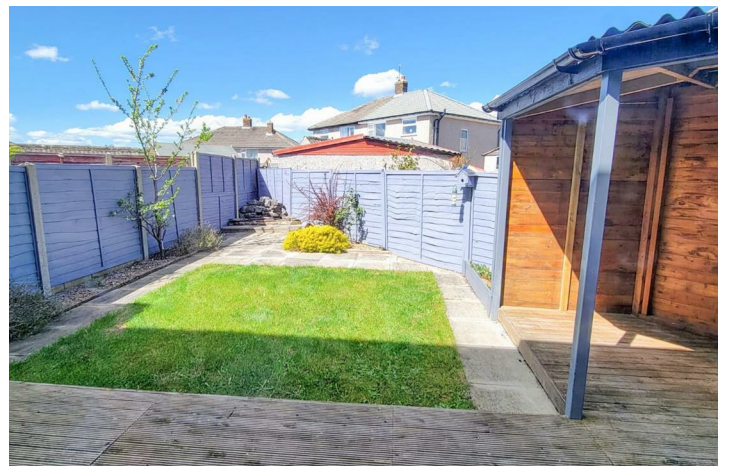
- SEMI DETACHED PROPERTY
- PRIVATE GARDEN TO REAR
- PRIVATE DRIVEWAY WITH ADDITIONAL PARKING SPACE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- DETACHED GARAGE
- LUXURIOUS HOUSE BATHROOM
- LARGE CORNER PLOT
- QUIET LOCATION

# Aireville Crescent, Silsden BD20 0JA

Wilman & Lodge are delighted to offer to the market this beautifully presented THREE BEDROOM SEMI-DETACHED HOME on a GENEROUS CORNER PLOT with GARDENS TO FRONT AND REAR, A DRIVEWAY AND GARAGE, making this home perfect for young families.



Council Tax Band: C



## PROPERTY DETAILS

Wilman & Lodge are delighted to offer to the market this beautifully presented three bedroom semi-detached home on a generous corner plot.

This stylish and well-maintained three bedroom semi-detached property boasts a contemporary house bathroom and sits on a spacious corner plot, offering potential for extension (subject to relevant planning permissions). With gardens to the front and rear, a driveway and a garage, this home is perfect for young families, especially with the local school just a short walk away.

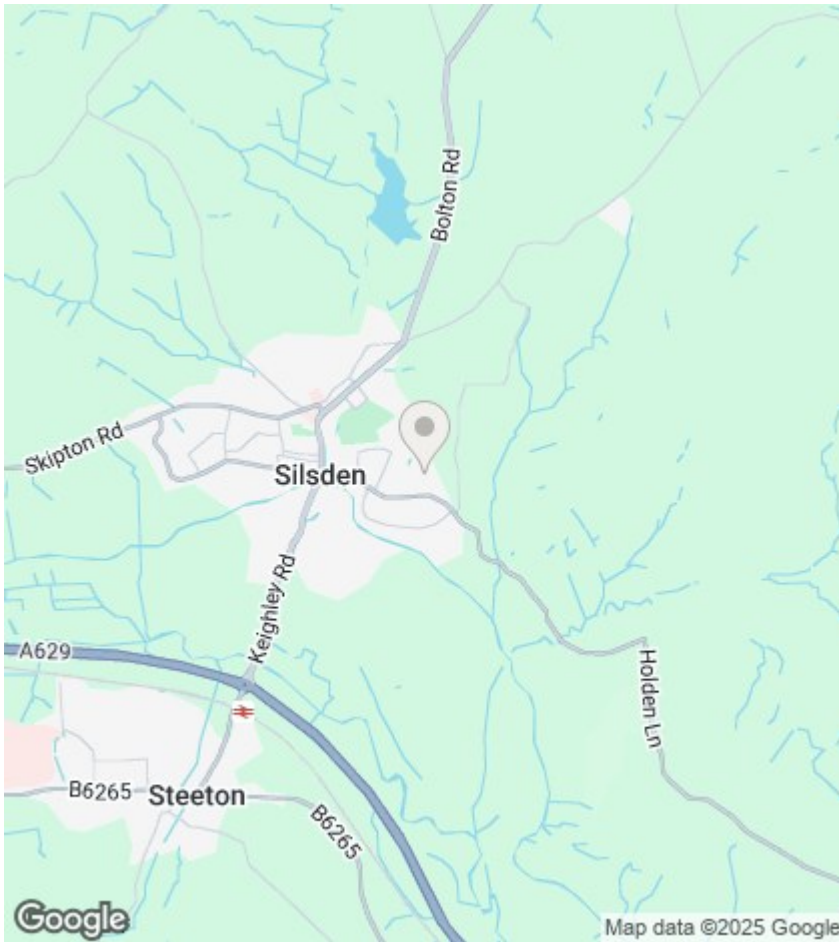
Upon entering, the hallway leads to a staircase to the first floor and a useful understairs storage area. The bright and airy bay-fronted living/dining room is generously sized and features a charming log-burning stove. At the rear, the well-equipped kitchen includes a range of cream wall and base units, beech block laminate-effect work surfaces, an electric oven with hob and extractor and a large window overlooking the rear garden.

Upstairs, there are two spacious double bedrooms, one with fitted wardrobes and a third single bedroom, complete with a built-in bed and storage. The luxurious house bathroom offers ample storage space and a stylish modern finish.

Externally, the front garden is easy to maintain, featuring an artificial lawn, while the driveway extends along the side of the property to a single garage, there are also 2 additional parking spaces. The private rear garden boasts a large flagged patio, lawn and raised decking, perfect for outdoor entertaining. There is also a covered storage area, ideal for keeping logs.

Silsden is a vibrant and welcoming town with a strong sense of community. Its charming high street is lined with independent shops, complemented by a large Co-op for everyday essentials. Families will appreciate the popular primary school, fantastic park, and Town Hall. With the Leeds & Liverpool Canal running through, Silsden offers a blend of scenic charm and modern convenience, making it a highly sought-after place to live.

Viewing is highly recommended to truly appreciate this stunning home!



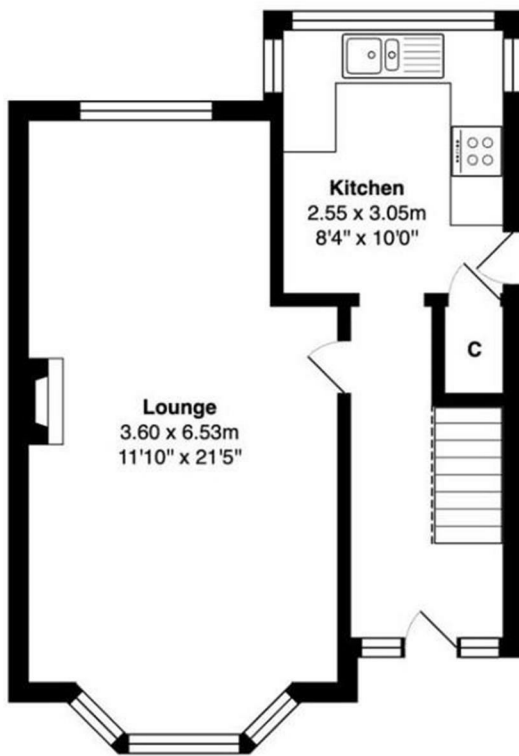
## Viewings

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

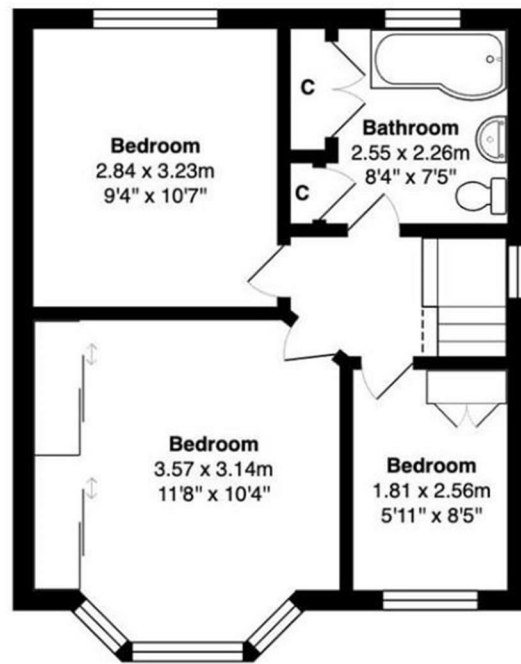
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	



Ground Floor



First Floor