



West Dene, Silsden, BD20 9NP

Asking Price £195,000

- SEMI-DETACHED RESIDENCE
- GENEROUS GARDENS TO FRONT & REAR
- DINING KITCHEN
- FANTASTIC OPPORTUNITY TO CREATE A HOME TAILORED TO YOU
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- BRIGHT & SPACIOUS SITTING ROOM
- IDEAL FOR GROWING FAMILIES OR FTB
- QUIET CUL-DE-SAC LOCATION

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Nestled at the end of a PEACEFUL CUL-DE-SAC, this impressive THREE-BEDROOM, SEMI-DETACHED HOME offers GENEROUS GARDENS and a wealth of potential, making it an IDEAL CHOICE for a VARIETY OF BUYERS. While the property would benefit from some modern updates, it presents a FANTASTIC OPPORTUNITY to personalise and create a home tailored to your tastes.



Council Tax Band: B



PROPERTY DETAILS

Nestled at the end of a peaceful cul-de-sac, this impressive three-bedroom, semi-detached home offers generous gardens and a wealth of potential, making it an ideal choice for growing families or couples seeking space and value.

While the property would benefit from some modern updates, it presents a fantastic opportunity to personalise and create a home tailored to your tastes.

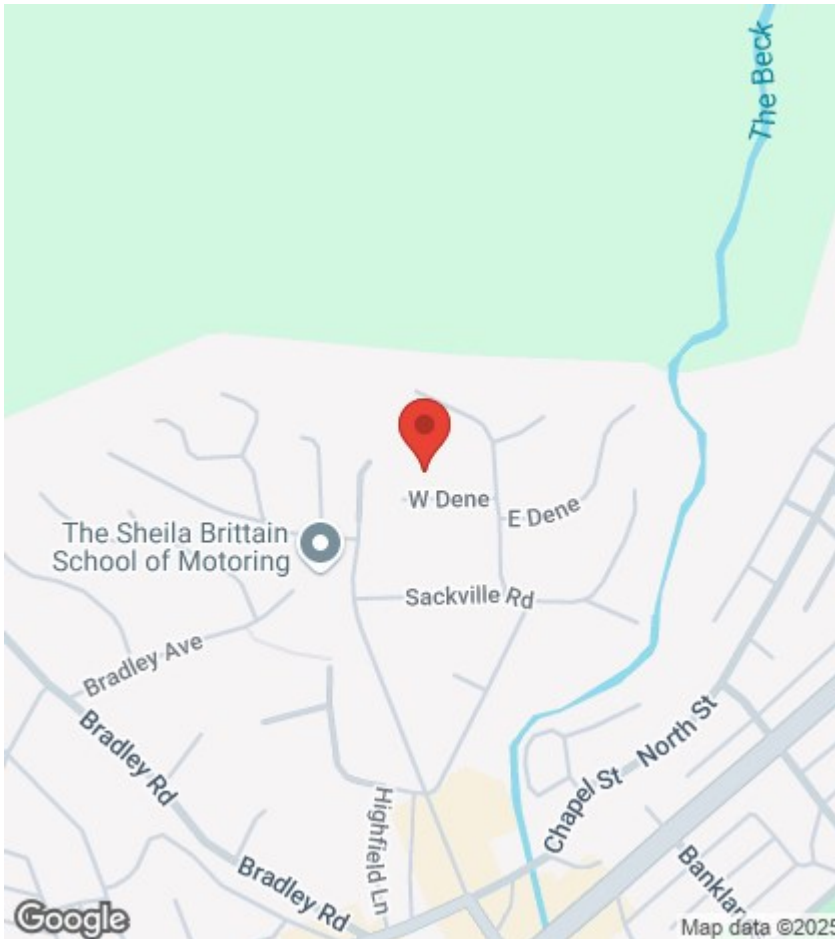
Step through the front door into a welcoming entrance hall, where an open staircase leads to the first floor. The spacious sitting room is bright and inviting, featuring two front-facing windows that fill the space with natural light, along with a built-in storage cupboard for added practicality. The dining kitchen overlooks the rear garden and provides direct access to it, along with convenient access to the ground floor bathroom.

Upstairs, the home offers two generous double bedrooms and a comfortable single room, perfect for a nursery, home office or guest space. A separate cloakroom adds further convenience to the first floor layout.

The outdoor space is a real highlight, with sizable gardens to both front and rear, complete with a garden shed and a charming summer house -ideal for relaxing, entertaining or enjoying some peaceful time outdoors.

West Dene is quiet and tucked away, yet just a short stroll from the heart of Silsden, a thriving and ever-growing town nestled between Skipton and Ilkley. Residents here benefit from a superb selection of amenities, including two supermarkets, a variety of independent shops, an excellent primary school, medical and dental practices and a vibrant mix of pubs, cafés and eateries. Commuters will appreciate the proximity to the local train station, just a twenty minute walk away, offering convenient connections to surrounding areas.

If you're searching for a home that combines space, location and the chance to add your own personal touch -all at great value, this property is well worth a closer look.



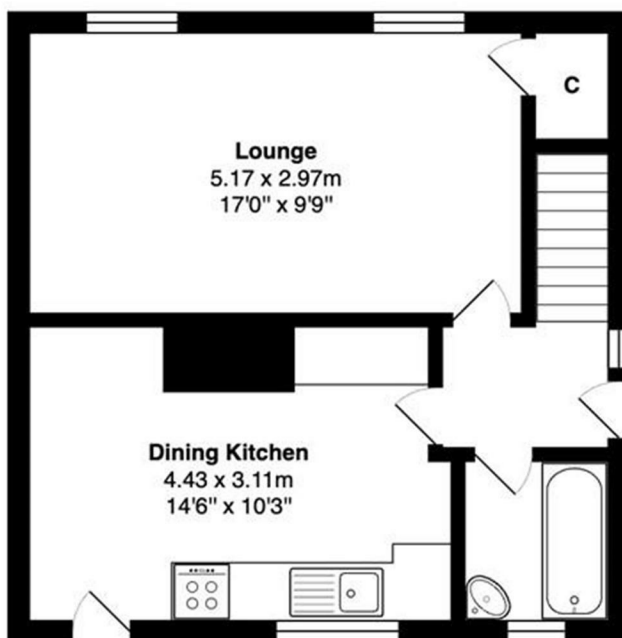
Viewings

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

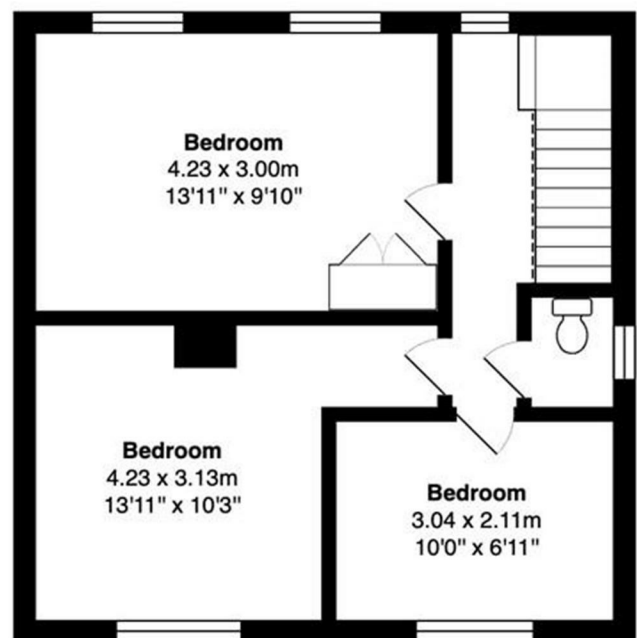
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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

Total Area: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only