



## Waterloo Mills, Silsden, BD20 0ET

**Asking Price £119,950**

- NO UPPER CHAIN
- ALLOCATED PARKING
- OPEN PLAN LIVING / DINING KITCHEN
- CLOSE TO AMENITIES
- 1 DOUBLE BEDROOM APARTMENT
- COMMUNAL AREAS
- ELECTRIC HEATING THROUGHOUT
- SUITED TO A VARIETY OF BUYERS

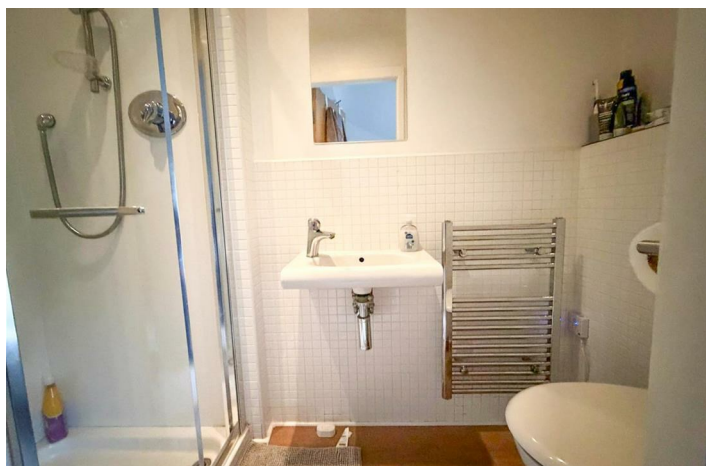
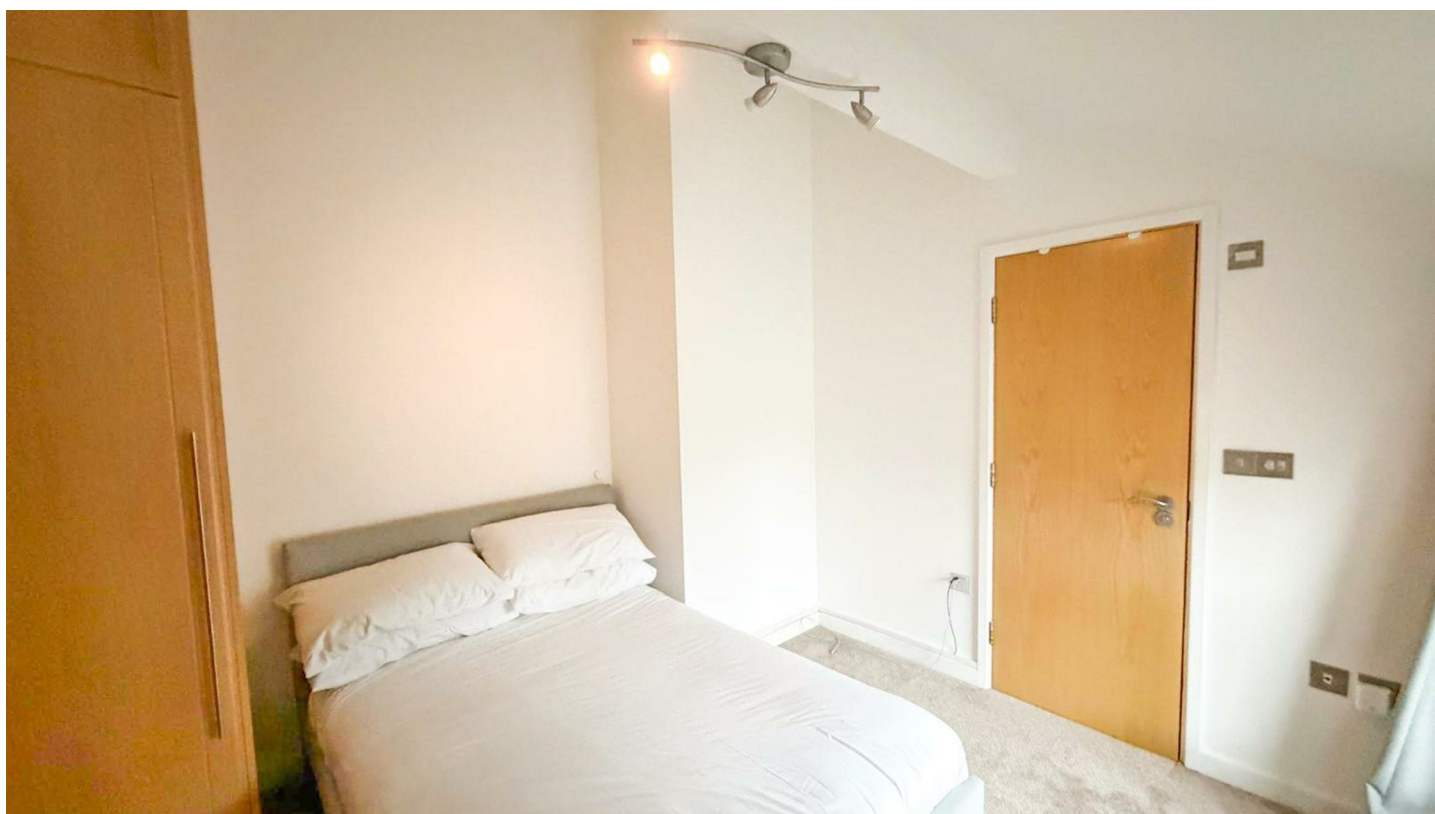


# Hainsworth Road, Silsden BD20 0ET

An excellent investment opportunity or ideal first-time purchase, this well-presented one-bedroom apartment is offered for sale with no onward chain. Ideally situated just outside the centre of the popular village of Silsden, the property forms part of a charming Grade II listed building and benefits from excellent transport links and a vibrant local atmosphere.



Council Tax Band: A



### PROPERTY DETAILS

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The apartment is naturally bright throughout, thanks to a combination of double-glazed and Velux windows, and offers well-planned accommodation comprising an open-plan living, dining and kitchen area, a double bedroom with built-in storage, and a modern en-suite shower room. Electric heating is installed throughout the property.

The location is particularly appealing, being within easy reach of Silsden's lively village centre where a variety of pubs, bars, restaurants and shops can be found, along with a supermarket. Steeton and Silsden Train Station is close by, providing convenient commuter access, while Airedale General Hospital is within approximately two miles.

Accessed via a shared entrance with just one other apartment, the property also benefits from its own private entrance hall with useful storage cupboards. Externally, residents enjoy communal areas and allocated parking.

With a long lease of approximately 982 years remaining, this apartment is perfectly suited to a range of buyers, including investors, downsizers and first-time purchasers, and is a property well worth viewing.

### ADDITIONAL DETAILS

Annual service charge of £1650 approx.



## Viewings

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

## EPC Rating:

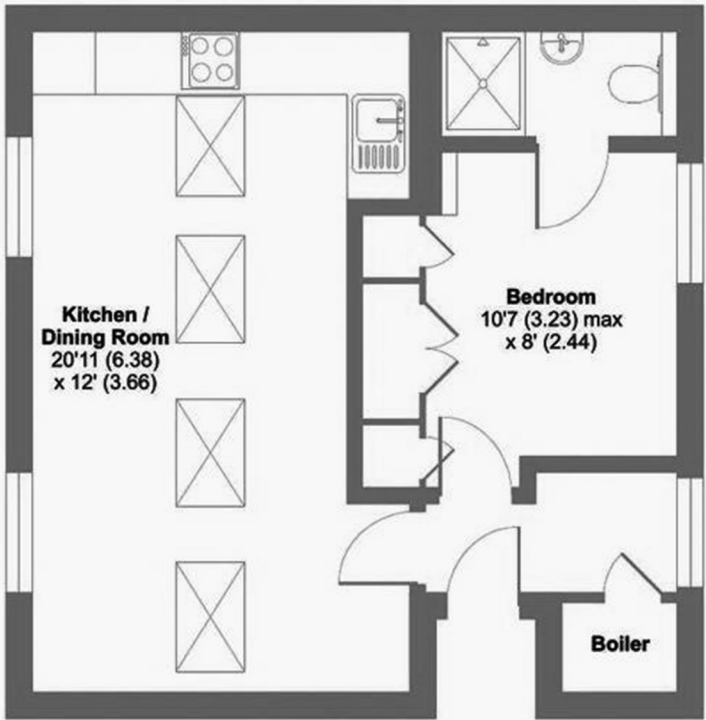
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Silsden, Keighley, BD20

Approximate Area = 415 sq ft / 38.6 sq m

For identification only - Not to scale



FIRST FLOOR