



Aireville Mount, Silsden, BD20 0HY

Asking Price £275,000

- EXTENDED DORMER BUNGALOW
- GARDENS TO FRONT AND REAR
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SUMMER HOUSE WITH POWER AND WATER
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- RENOVATED BY CURRENT OWNERS
- QUIET CUL-DE-SAC LOCATION

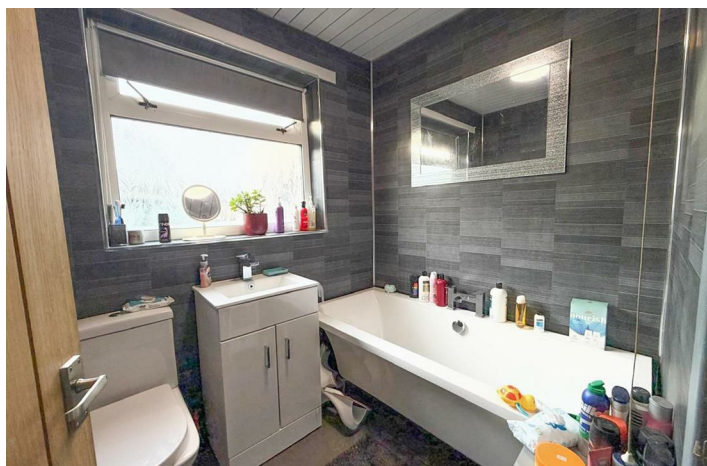


# Aireville Mount, Silsden BD20 0HY

A deceptively spacious extended three double bedroom dormer bungalow, enjoying a quiet cul-de-sac position which has been extended and comprehensively renovated by the current owners, the home now provides a wonderful and versatile family residence.



Council Tax Band: C



### PROPERTY DETAILS

A deceptively spacious extended three double bedroom dormer bungalow, enjoying a quiet cul-de-sac position in this delightful village location. The property offers generously proportioned and well-planned living accommodation and an internal inspection is strongly recommended to fully appreciate the size and space on offer. Thoughtfully extended and comprehensively renovated by the current owners, the home now provides a wonderful and versatile family residence.

The entrance hall leads through to the kitchen, while a 27ft sitting and dining room flows seamlessly into an impressive garden room. On the ground floor there is also an extended double bedroom with en-suite shower room, a further double bedroom and a modern house bathroom. To the first floor is a large double bedroom with useful storage space.

Externally, the property occupies a good-sized plot with ample on-site parking and low-maintenance gardens to both the front and rear. The enclosed rear garden enjoys a high degree of privacy and features a delightful log cabin/summer house with electricity and water, ideal for guest accommodation, a home office or simply as an additional space in which to relax.

Aireville Mount is a small cul-de-sac nestled in the heart of the village, within easy walking distance of excellent local amenities including a range of shops, coffee shops, bars and restaurants, along with well-regarded primary schools, doctors and a dentist. A regular bus service is close by, providing convenient links to neighbouring towns and villages, while for commuters the local train station is approximately one mile away in the village of Steeton.

For those seeking a charming home in a quiet yet highly convenient setting, this property is sure to appeal.



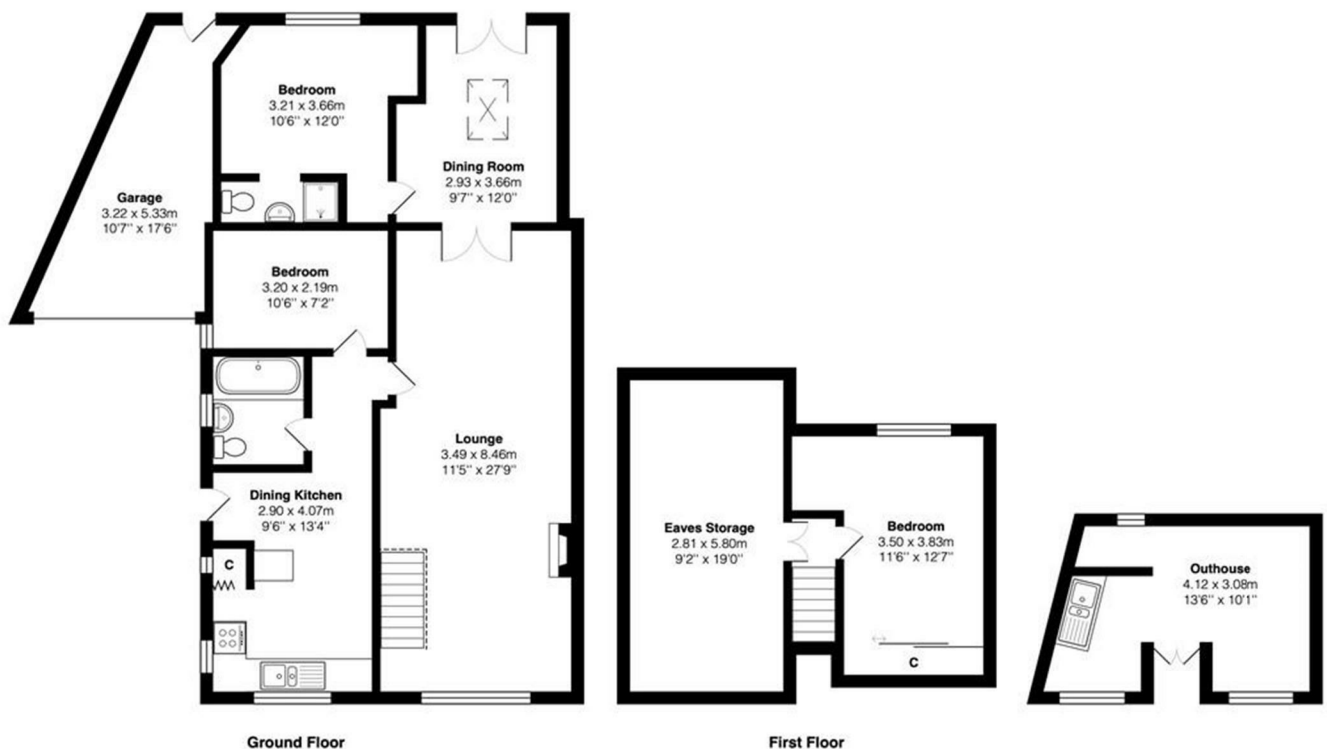
## Viewings

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            | 70                      |           |
| (55-68) <b>D</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 |           |



Total Area: 136.6 m<sup>2</sup> ... 1471 ft<sup>2</sup>

All measurements are approximate and for display purposes only