



Keighley Road, Silsden, BD20 0EB

Asking Price £149,950

- STONE BUILT MID TERRACE
- YARD TO REAR
- DECEPTIVELY SPACIOUS
- POTENTIAL TO CREATE FURTHER LIVING SPACE
- EXCELLENT TRANSPORT LINKS
- TWO DOUBLE BEDROOMS
- TWO LARGE BASEMENT ROOMS
- IDEAL FOR A FTB / INVESTOR
- CLOSE TO AMENITIES

Keighley Road, Silsden BD20 0EB

A very deceptive TWO DOUBLE BEDROOM, double fronted STONE BUILT HOUSE which has the POTENTIAL TO CREATE FURTHER LIVING ACCOMMODATION in the basement which has direct access to the rear (subject to the relevant building regulations).



Council Tax Band: B



PROPERTY DETAILS

A very deceptive two double bedroom, double fronted, stone built house which has the potential to create further living accommodation in the basement which has direct access to the rear. (Subject to the relevant building regulations)

This double fronted home provides well-proportioned rooms on three floors and includes: Ground floor sitting room and dining kitchen. The lower ground floor has two large basement rooms with power, light and rear door. To the half landing is the bathroom and to the first floor are two generous double bedrooms. The outside has a small frontage with yard area to the rear.

All the amenities are only a short stroll away offering a selection of supermarkets, everyday shops, bars, coffee shops and restaurants together with excellent schooling and commuting links.

For those looking for a substantial house with lots of potential then this could be for you.

Briefly the central heated and double glazed accommodation comprises;

GROUND FLOOR

Panelled door with glazed fan light into;

SITTING ROOM

15'6" x 13'4"

with an attractive fire surround with recessed coal effect living flame gas fire, front side and rear elevation windows, built in cupboard to the side of the chimney breast, exposed beams and ceiling light.

DINING KITCHEN

12'11" x 9'6"

with an excellent selection of oak effect wall and base units, stainless steel sink with matching mixer tap, granite effect work surfaces over with ceramic tiling above, built in electric oven with four ring gas hob, provision for an automatic washing machine, recess

with multi fuel stove, oak effect flooring, ceiling light and access to both the basement and first floor.

LOWER GROUND FLOOR

BASEMENT ROOM ONE

15'6" x 13'4"

providing power and light, wall mounted glow worm combination boiler, Yorkshire stone flagged floor, good head height and ceiling light.

BASEMENT ROOM TWO

15'6" x 9'9"

providing power and light and panelled door leading to the rear.

HALF LANDING

BATHROOM

Containing a three piece white suite comprising; panelled bath with mixer tap and shower fitment, pedestal wash hand basin together with low suite W.C., partial ceramic tiling to the walls, shaver point and ceiling light.

FIRST FLOOR

LANDING

With rear elevation window and ceiling light.

BEDROOM ONE

15'6" x 12'11"

with original polished floorboards and ceiling light.

BEDROOM TWO

12'11" x 11'5"

with built in cupboard, access to the loft space and ceiling light.

OUTSIDE

To the front of the property is a walled frontage and pedestrian access is granted at the rear for entry rights to the door



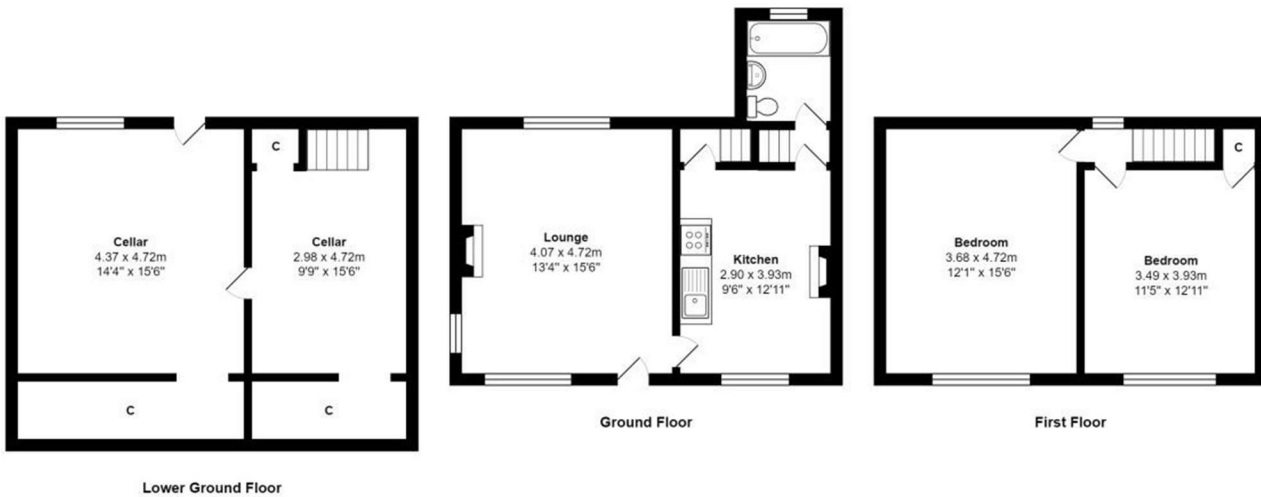
Viewings

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) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 70.7 m² ... 761 ft² (excluding cellar, c)