



## ELLIOTT STREET, SILSDEN, BD20 0DE

Asking Price £194,000

- STONE BUILT TERRACE PROPERTY
- MASTER BEDROOM WITH BUILT IN WARDROBES
- LUXURY FOUR PIECE BATHROOM
- CLOSE TO AMENITIES
- CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- YORKSHIRE PAVED GARDEN
- IDEAL FOR A FTB
- RENOVATED TO A HIGH STANDARD



# Elliott Street, Silsden BD20 0DE

A superb, TWO DOUBLE BEDROOM, DOUBLE FRONTED, stone-built terrace house, enjoying a VERY CONVENIENT LOCATION , a minute walking distance from the town centre. The present owner has, with care and attention to detail, COMPLETELY RENOVATED & TRANSFORMED THE PROPERTY to the highest of standards, including a NEW ROOF.



Council Tax Band: A



## PROPERTY DETAILS

A superb two double bedroom, double fronted, stone-built terrace house, enjoying a very convenient location, a minute walking distance from the town centre. The present owner has, with care and attention to detail, completely transformed and renovated the property to the highest of standards, including a new roof, new gas boiler and new central heating radiators throughout.

An ideal purchase for the first-time buyer, investment, or those wishing to be on the flat close to all the amenities. Stepping through the front door takes you into a large sitting room with a multifuel stove. An archway opens into a contemporary kitchen with feature lighting, a range of high-quality integral appliances and an under plinth heater. The inner hall provides access to the first floor, the rear garden, and the very useful keeping cellar.

The return staircase leads to a good-size landing, master bedroom with built-in wardrobes, further double bedroom and luxury four-piece bathroom.

To the outside is a gated entrance with a Yorkshire paved garden, this area is owned by the property but the neighbouring property does have pedestrian access. There is also a very useful utility room with provisions for an automatic washing machine and tumble dryer and two large sheds. Parking is also available.

Silsden is surrounded by beautiful open countryside and lies midway between Skipton and Ilkley, offering a superb choice of amenities and recreational facilities. The town is a popular choice with young and old alike, with excellent commuting links. Both the bus and train are also within easy walking distance, together with a newly built primary school which is the feeder school for the superb secondary school of South Craven, located in the neighbouring village of Cross Hills.

For those looking for a home to move in and enjoy, close to all amenities, then take a look at this.



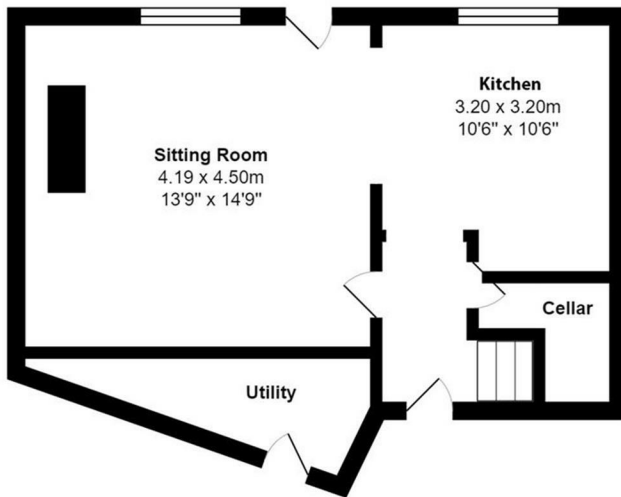
## Viewings

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

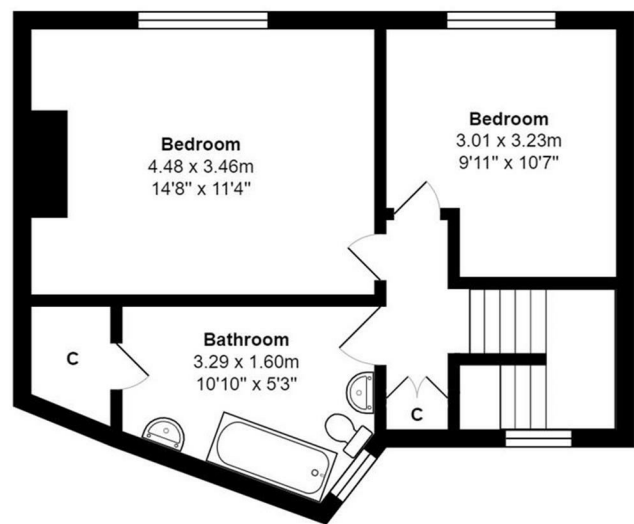
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(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: 79.9 m<sup>2</sup> ... 860 ft<sup>2</sup>

All measurements are approximate and for display purposes only