



Barrett Street | | Silsden | BD20 0PR

Asking price £155,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

17 Barrett Street |  
Silsden | BD20 0PR  
Asking price £155,000

Situated in a highly regarded neighbourhood within a short walk to the Stone Bus amenities, this attractive established terrace house provides generous and extended two bedroomed accommodation. Unusually for a property of this type there is a secure off road parking space to the rear.

- Gas Central Heating & Double Glazing
- Fitted Breakfast Kitchen
- Bathroom With Spa Bath
- 2 Bedrooms
- Easily Maintained Front Garden
- Enclosed Yard And Secure Parking Space To Rear

With gas fired central heating and sealed unit double glazing, the accommodation comprises:

### Ground Floor

#### Sitting Room

14'0" x 13'10" (4.27m" x 4.22m")

With a double glazed entrance door and a wall mounted gas fire.

#### Inner Hall

With a useful understairs store cupboard.

#### Bathroom

With a spa bath having a tiled surround and a shower over, low suite WC and a pedestal wash basin. Ceramic tiled floor.



A handsome stone built terrace house offering spacious 2 bedroomed accommodation, located in a popular and established neighbourhood.

Situated in a highly regarded neighbourhood within a short walk of village centre amenities, this attractive stone terrace house provides generous and extended two bedroomed accommodation. Unusually for a property of this type there is a secure off road parking space to the rear.



### **Kitchen**

14'0" x 7'0" (4.27m" x 2.13m")

With an inset sink unit with a mixer tap, a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces having a tiled surround and a fitted breakfast bar. Wall mounted gas fired central heating boiler. Windows to two sides and a double glazed door leading to the rear of the house.

### **First Floor**

#### **Landing**

Leading to:

#### **Bedroom 1**

14'0" x 10'8" (4.27m" x 3.25m)

With a window to the front elevation.

#### **Bedroom 2**

11'2" x 8'3" (3.40m x 2.51m)

With a window to the rear elevation.

#### **Outside**

There is an easily maintained garden to the front.

To the rear of the property is a small yard and an off road parking space.

#### **Tenure**

The property is understood to be Freehold.

#### **Council Tax**

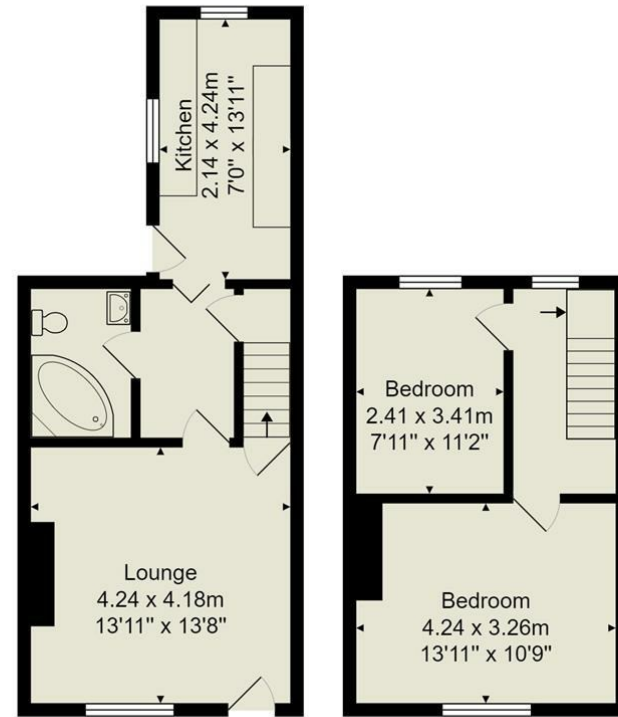
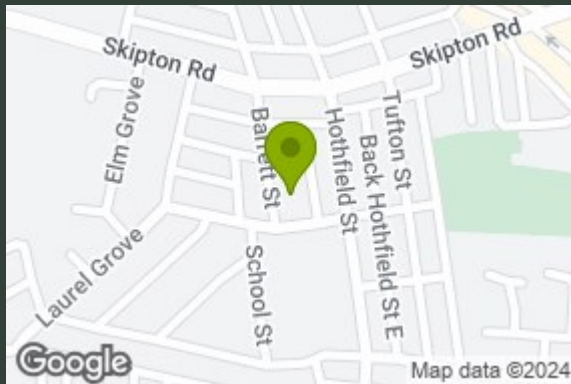
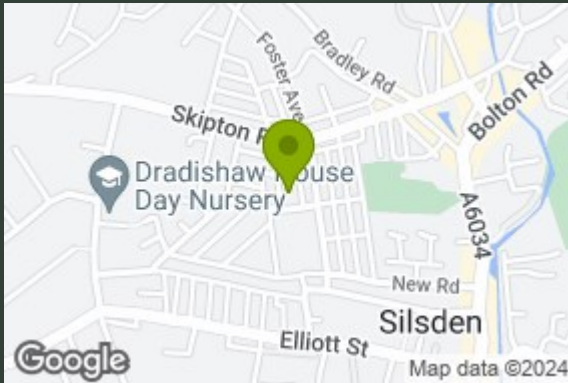
City of Bradford Metropolitan District Council Tax Band B

#### **Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

#### **Estate Agents Act 1979**

In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of an employee of Tranmer White Ltd.



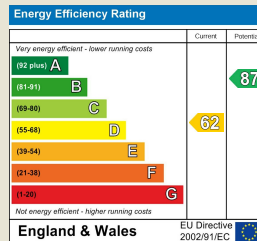
Ground Floor

First Floor

Total Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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