



## South View Terrace, Silsden,

**£184,995**

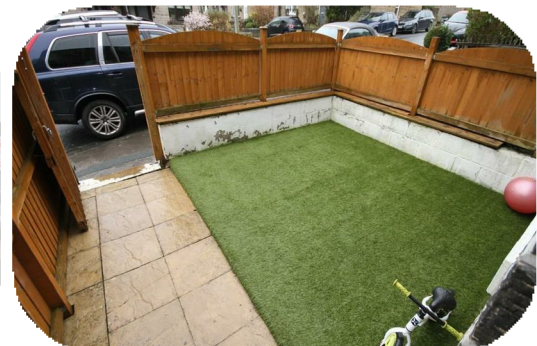
**\*\*\* CALL SUGDENS TO BE THE FIRST TO VIEW \*\*\***

**\* EXTENDED STONE TERRACE \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* MODERN KITCHEN \* WELL PRESENTED \* CLOSE TO AMENITIES \* LOFT CONVERSION \* ENCLOSED FRONT GARDEN \***

Situated in the heart of the ever popular Silsden village, is this beautifully presented three bedroom stone terrace.

The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance vestibule, lounge, dining room, modern fitted kitchen, three first floor bedrooms and a white house bathroom. To the second floor there is a converted loft.

To the outside there is an enclosed front garden.





## Entrance Vestibule

## Lounge

13'9" x 14'9" max (4.19m x 4.50m max)

With a coal effect gas fire in feature fireplace surround, two radiators.

## Dining Area

11'10" x 9'8" (3.61m x 2.95m)

With radiator and store cupboard.

## Kitchen

9' x 10'9" (2.74m x 3.28m)

Modern grey fitted kitchen having a range of wall and base units incorporating Belfast style pot sink, gas hob, electric oven, plumbing for auto washer.

## First Floor Landing

### Bedroom One

14'10" x 10'10" (4.52m x 3.30m)

With built in wardrobes and radiator.

### Bedroom Two

9'7" x 9'8" (2.92m x 2.95m)

With radiator.

### Bedroom Three

5'8" x 10'2" (1.73m x 3.10m)

With radiator.

## Bathroom

Three piece suite, heated towel rail, part tiled walls.

## Second Floor

### Occasional Loft Room

14'10" x 12'5" (4.52m x 3.78m)

With two velux windows, radiator.

## Exterior

To the outside there is a small garden to the front.

## Directions

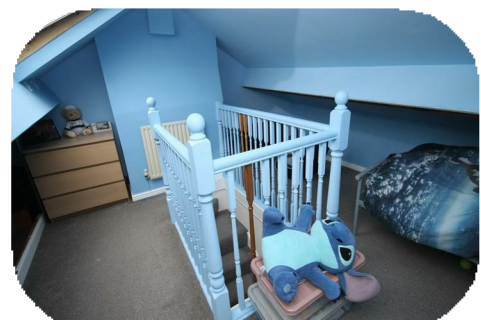
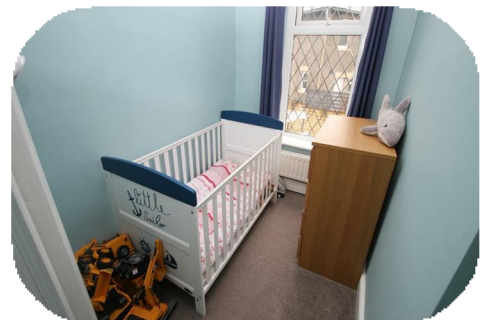
From Idle village proceed up The High Street, turn right onto Town Ln, left onto Leeds Rd/A657, continue for 2.7 miles, turn right onto Bingley Rd/A650, continue to follow A650 for 1 mile, at the roundabout take the 2nd exit onto Sir Fred Hoyle Wy/A650, continue for 2.7 miles, at the roundabout take the 1st exit onto Airevalley Rd/A650, after 1.5 miles at the roundabout take the 2nd exit and stay on Airevalley Rd/A650, at the roundabout take the 2nd exit onto Hard Ings Rd/A650, at the roundabout take the 2nd exit onto A629, after 2.5 miles at the roundabout take the 3rd exit onto Keighley Rd/A6034, turn left onto Elliott St, right towards S View Terrace and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
79		79	
50		50	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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