



West View, Silsden, BD20 9JY

Asking Price £139,950

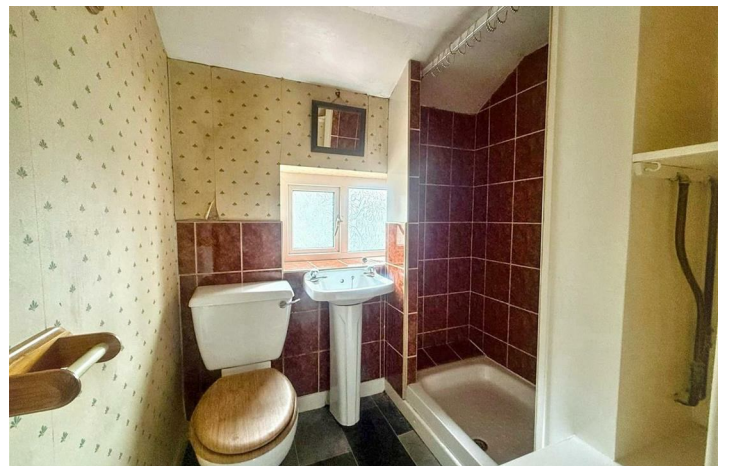
- NO UPPER CHAIN
- TWO BEDROOMS
- USEFUL KEEPING CELLAR
- SCOPE TO PERSONALISE & ENHANCE
- EXCELLENT TRANSPORT LINKS
- TRADITIONAL STONE-BUILT TERRACED PROPERTY
- LOW-MAINTENANCE SEATING AREAS TO FRONT & REAR
- IDEAL OPPORTUNITY FOR FTB & INVESTORS
- CLOSE TO LOCAL AMENITIES

## West View, Silsden, BD20 9JY

This charming two-bedroom traditional stone-built terraced home presents an exciting opportunity for buyers looking to create a property tailored to their own taste and lifestyle. Having previously been a highly successful rental, it offers both investment potential and the perfect canvas for those seeking a home to modernise and add value to.



Council Tax Band: A



## PROPERTY DETAILS

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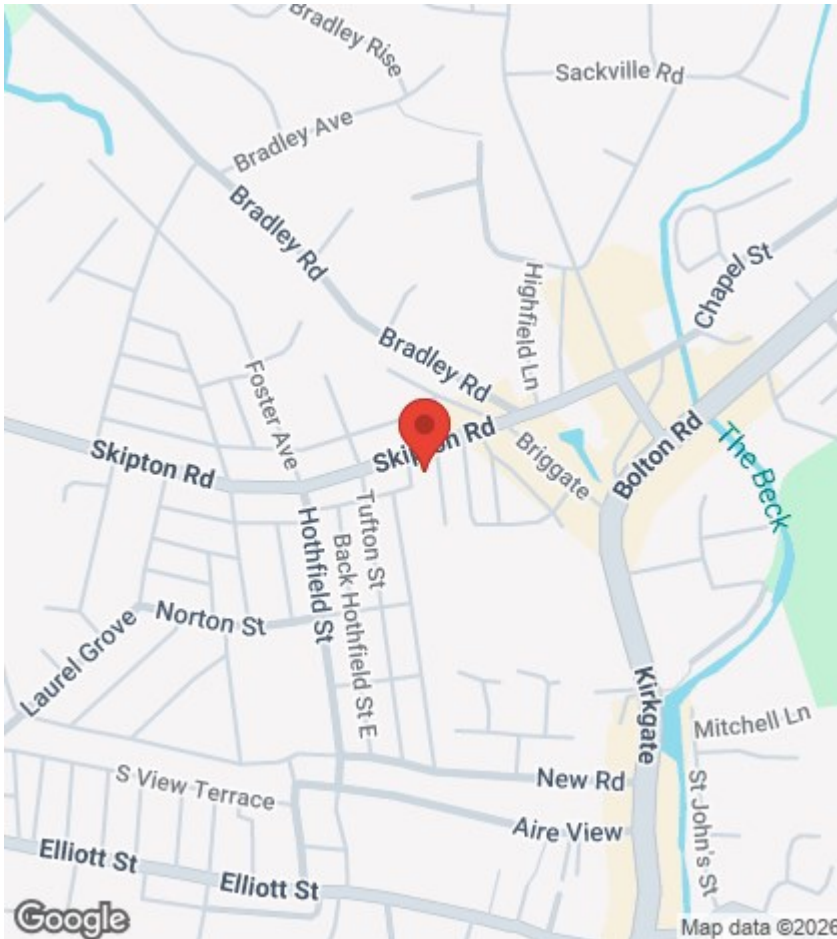
On entering the property, you are welcomed into a cosy sitting room featuring a fireplace with gas fire, ideal for relaxing evenings. An inner hallway with an open return staircase leads to the first floor, while also providing access to a useful keeping cellar with stone banks, currently housing the combi boiler. The good-sized kitchen offers ample space and leads through to a lean-to conservatory, which in turn opens out onto the rear yard.

Upstairs, a spacious landing leads to a large master bedroom complete with built-in furniture, a further well-proportioned second bedroom, and a shower room.

Externally, the property benefits from low-maintenance seating areas to both the front and rear, perfect for enjoying outdoor space with minimal upkeep.

Situated on West View, a quiet cul-de-sac just off Skipton Road, the property enjoys a highly convenient location within easy reach of local amenities and a vibrant high street offering a variety of shops, cafés, bars, and restaurants. With excellent transport links, a well-regarded primary school nearby, and a strong sense of community, this is a sought-after area appealing to a wide range of buyers.

For those seeking a well-located home with scope to personalise and enhance, this property represents an excellent opportunity.



## Viewings

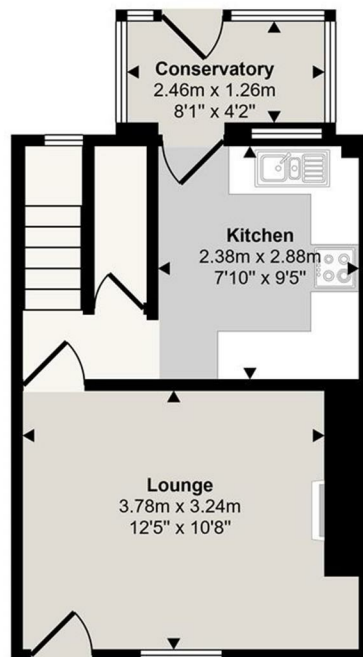
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

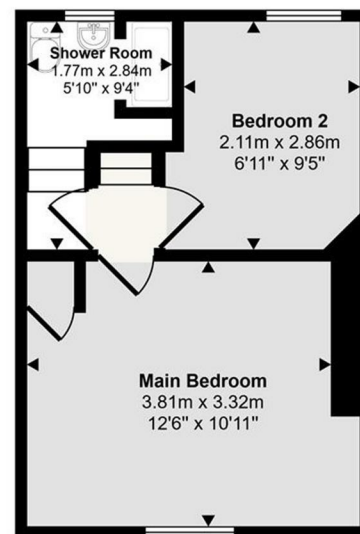
| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>89</b>               |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

Approx Gross Internal Area  
56 sq m / 607 sq ft



Ground Floor

Approx 30 sq m / 326 sq ft



First Floor

Approx 26 sq m / 281 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.