



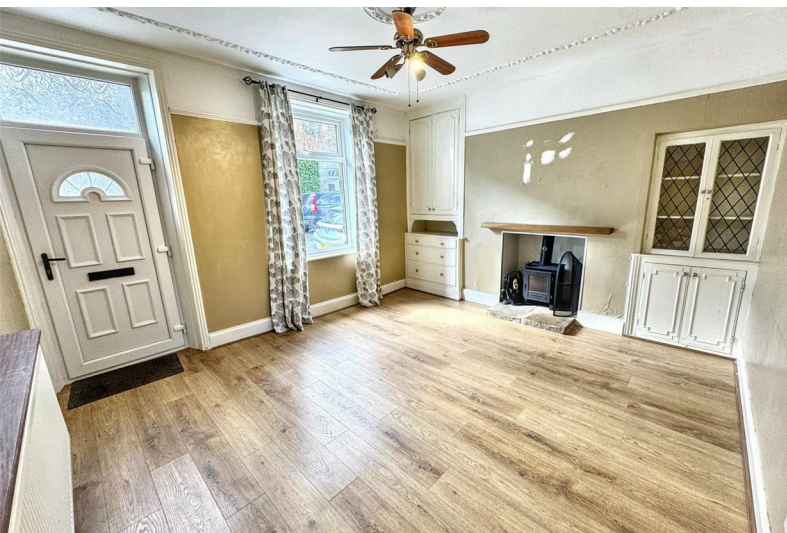
Davies Properties



8 Queen Street

Silsden, Keighley, BD20 0DS

Offers In The Region Of £170,000



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Situated in a popular residential area of Silsden, this well-proportioned mid-terrace property offers flexible accommodation arranged over three floors and would suit a range of buyers, including first-time buyers, downsizers and investors.

The ground floor comprises a comfortable living room, a spacious dining kitchen and a useful utility area. To the first floor is a generous bedroom and the house bathroom, while the second floor provides two further bedrooms.

The property benefits from uPVC double glazing and gas central heating. Externally, there is an enclosed yard to the rear, together with a useful outbuilding providing additional storage.

Silsden is a popular and well-connected town offering a good selection of independent shops, cafés, supermarkets, schools and everyday amenities. The surrounding countryside provides plenty of opportunities for walking and outdoor pursuits, while convenient road and nearby rail links make Keighley, Skipton, Ilkley and the wider Aire Valley easily accessible.

Having previously been used as a rental property, the house now offers an excellent opportunity for its next owner to update and personalise it to their own taste. It is offered with vacant possession and no upward chain, helping to provide a potentially straightforward purchase.

GROUND FLOOR

Living Room

13'9" x 12'8" (4.19m x 3.86m)

A welcoming living room featuring a uPVC entrance door and uPVC double-glazed window to the front elevation. The room benefits from laminate flooring, a radiator and a wood-burning stove set on a stone hearth, with a wall-mounted shelf above. Built-in cupboards and drawers provide useful storage within the alcoves.

Kitchen

9'1" x 8'10" (2.77m x 2.69m)

A well-equipped dining kitchen fitted with a range of matching wall and base units, complemented by work surfaces and tiled splashbacks. Integrated appliances include an electric oven, gas hob with recirculating extractor hood, under-counter fridge and freezer, and a dishwasher. There is also a circular stainless-steel sink, tiled flooring, a radiator and a practical wall-mounted drop-leaf table. A uPVC double-glazed window and door overlook and provide access to the rear.

Utility Room

5'7" x 5'10" (1.70m x 1.78m)

Accessed via a few steps from the inner hallway, this useful utility area provides space for a washing machine and tumble dryer and also houses the combination boiler.

FIRST FLOOR

Landing

With wall-mounted shelving.

Bedroom 1

13'8" x 12'8" (4.17m x 3.86m)

A well-proportioned bedroom with a uPVC double-glazed window to the front elevation, radiator and useful walk-in storage cupboard. A freestanding wardrobe provides further storage.

Bathroom

9'6" x 8'10" (2.90m x 2.69m)

A spacious bathroom fitted with a four-piece suite comprising a corner bath, separate shower cubicle, vanity wash basin and WC. Further features include a double-glazed window to the rear elevation, chrome heated towel rail and radiator.

SECOND FLOOR

Bedroom 2

13'9" x 10'3" (4.19 x 3.12)

A bright attic bedroom featuring a Velux-style roof window, radiator and useful under-eaves storage.

Bedroom 3

9'0" x 8'10" (2.74m x 2.69m)

With a Velux window and radiator.

EXTERIOR

Having an enclosed yard to the rear of the property.

OTHER INFORMATION

~ Tenure: Freehold

~ Council Tax Band: A

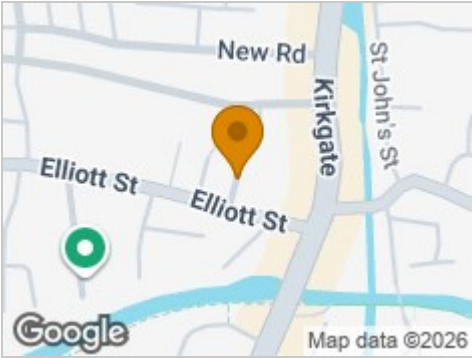
~ Parking: On-street, no permit required.

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



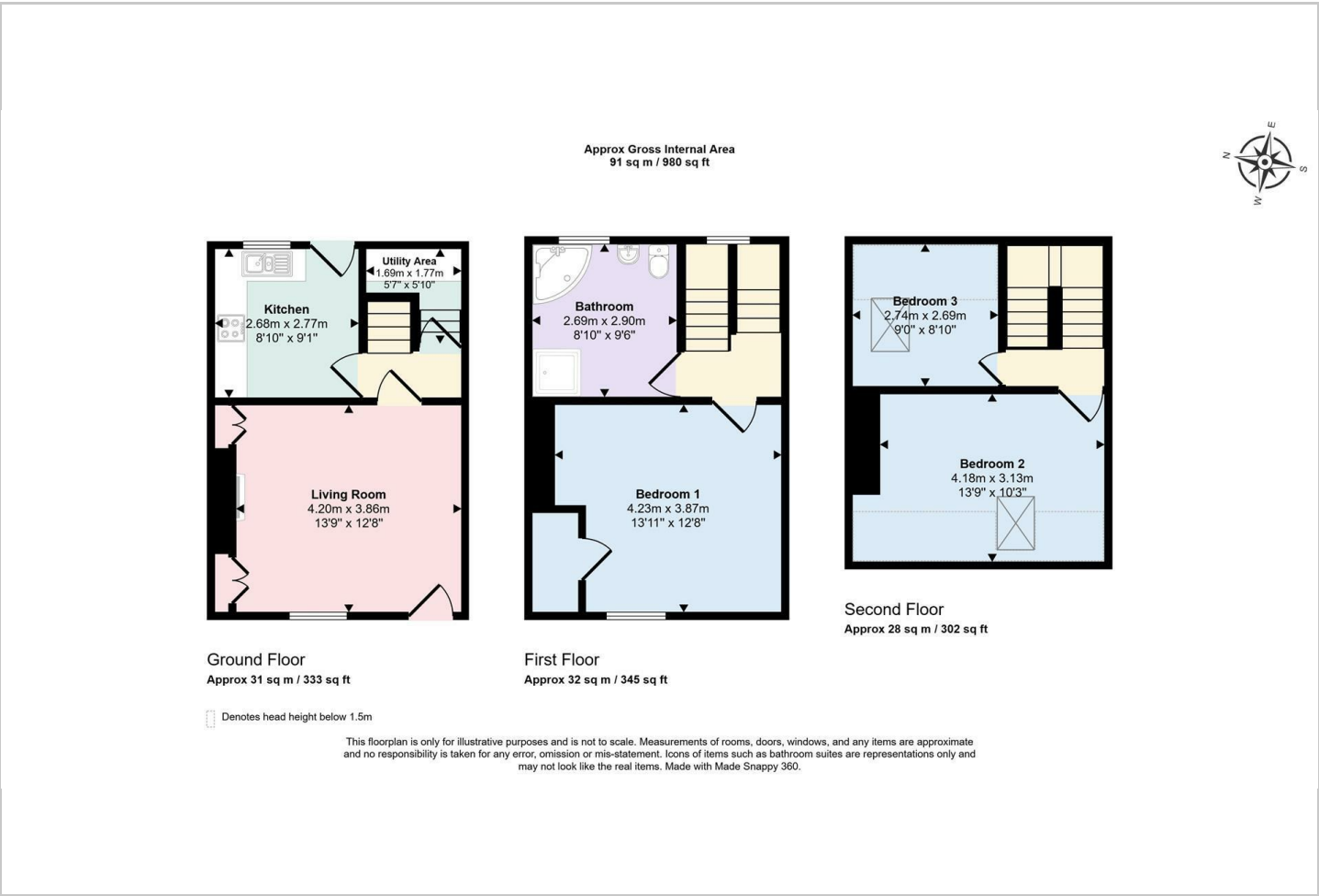
Hybrid Map



Terrain Map



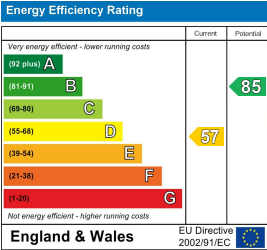
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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