







Craven Avenue, Silsden, BD20 0HH

Auction Guide £140,000

- SEMI DETACHED HOME
- CONSERVATORY
- GENEROUS OUTDOOR SPACE
- BURSTING WITH POTENTIAL
- LOCATED IN A SOUGHT AFTER LOCATION
- THREE BEDROOMS
- DRIVEWAY PARKING
- PERFECT FOR OUTDOOR ENTERTAINING
- EXCITING OPPORTUNITY FOR A RANGE OF BUYERS

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A FANTASTIC OPPORTUNITY TO CREATE YOUR PERFECT FAMILY HOME THROUGH MODERN AUCTION! Situated in a popular residential area of Silsden, this three-bedroom semi-detached property offers spacious and versatile accommodation with fantastic potential for modernisation and personalisation. Boasting a generous lounge, kitchen diner, conservatory overlooking the rear garden, ground floor bathroom and three bedrooms, the property provides flexible living space to suit a variety of buyers. Externally, the home benefits from driveway parking and generous, established gardens with mature trees and plenty of space for outdoor enjoyment. Conveniently positioned for Silsden's excellent range of local amenities, schools and transport links, this is an exciting opportunity to create a wonderful home in a highly sought-after location.

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Council Tax Band: C







PROPERTY DETAILS

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION.....STARTING PRICE £140,000 PLUS RESERVATION FEE'S APPLY

THREE-BEDROOM SEMI-DETACHED HOME WITH GENEROUS GARDENS, DRIVEWAY PARKING & CONSERVATORY!

A FANTASTIC OPPORTUNITY TO CREATE YOUR PERFECT FAMILY HOME! Situated in a popular residential area of Silsden, this three-bedroom semi-detached property offers spacious and versatile accommodation, generous gardens and fantastic potential for a buyer looking to put their own stamp on a home. With accommodation arranged over two floors, the property benefits from a spacious lounge, kitchen diner, conservatory overlooking the rear garden, ground floor bathroom and three bedrooms, including a generous main bedroom. Externally, a driveway provides off-road parking, whilst the established gardens offer plenty of space for outdoor entertaining, gardening or family enjoyment. Although requiring some modernisation, this is a home bursting with potential and an exciting opportunity for a range of buyers.

The accommodation briefly comprises an entrance hallway providing access to the principal ground floor rooms. The spacious lounge enjoys plenty of natural light and offers ample room for comfortable seating and family living. The kitchen diner provides a practical space for everyday cooking and dining, whilst the adjoining conservatory offers an additional reception area with delightful views across the garden. Completing the ground floor is a second bedroom and house bathroom, providing flexibility for those seeking ground floor accommodation.

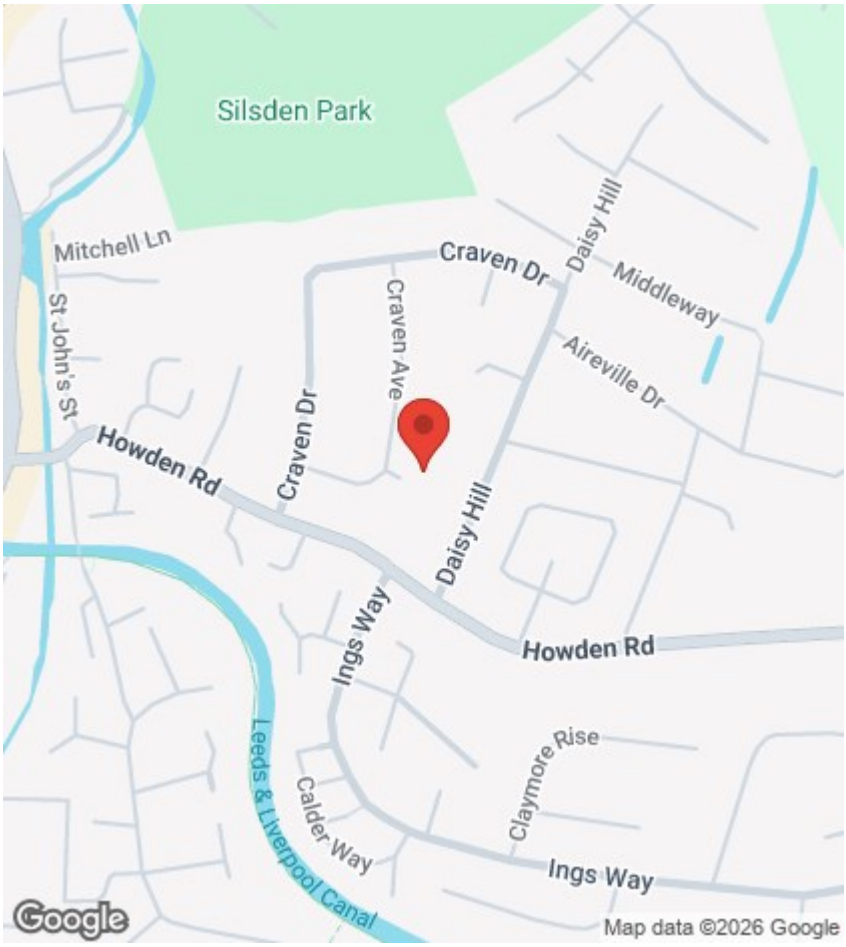
To the first floor, a landing leads to two further bedrooms, including a particularly generous main bedroom with fitted storage. The third bedroom would make an ideal child's bedroom, nursery or home office, whilst the additional mezzanine area offers further useful space.

Externally, the property enjoys a driveway providing off-road parking alongside established gardens with mature trees, shrubs and lawned areas. The generous outdoor space provides a wonderful opportunity for buyers to create their own garden retreat, with plenty of potential for landscaping and outdoor entertaining.

LOCATION – Silsden is a thriving and highly regarded Aire Valley town, offering an excellent balance of countryside surroundings and everyday convenience. The town centre provides a fantastic selection of independent shops, cafés, restaurants and essential amenities, alongside well-regarded schools and recreational facilities. Beautiful countryside walks are within easy reach, whilst nearby Steeton and Silsden railway station offers convenient connections towards Leeds, Bradford and Skipton. With excellent access to neighbouring towns and the Yorkshire Dales, Silsden continues to be a popular choice for families, professionals and those seeking a welcoming community in which to put down roots.

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,500 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the

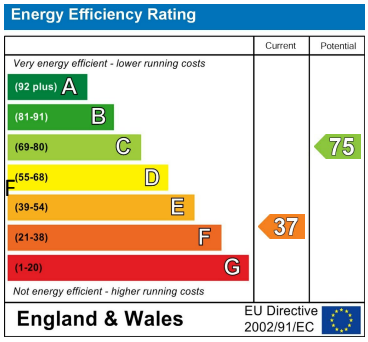
Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.



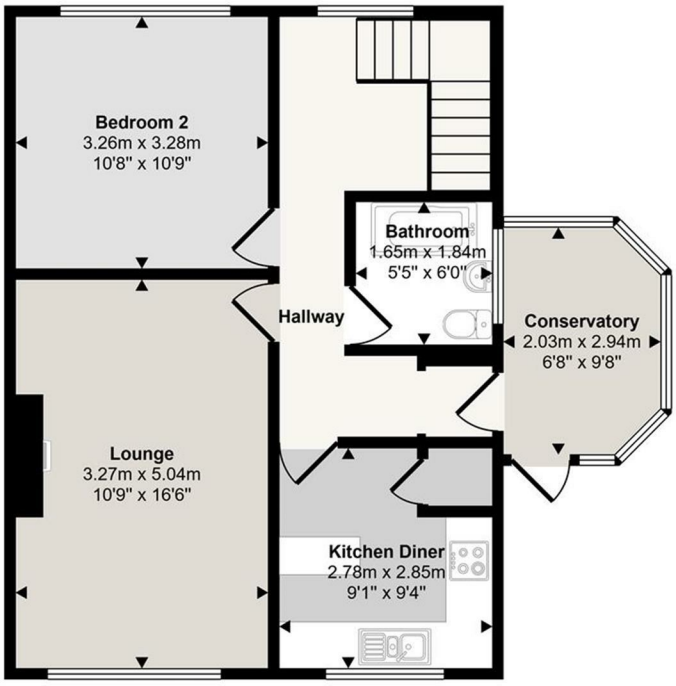
Viewings

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

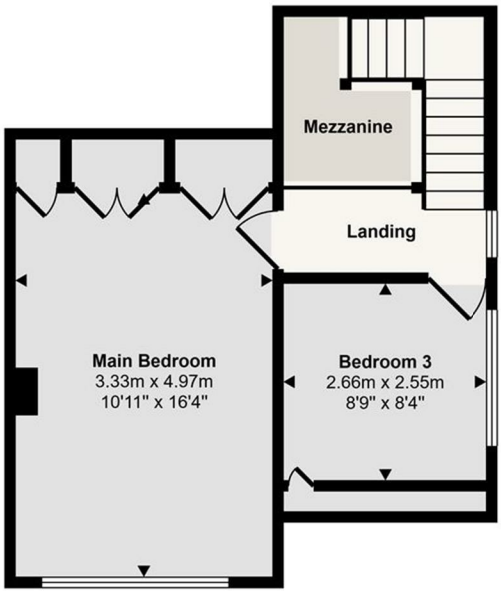
EPC Rating:



Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft



First Floor
Approx 33 sq m / 355 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.

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