



## Flat B, Bolton Court, Bolton Road, Silsden, BD20 0JY

**Asking Price £115,000**

- NO UPPER CHAIN
- BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- WELL-MAINTAINED PERIOD PROPERTY
- INTEGRATED KITCHEN APPLIANCES
- EXCELLENT TRANSPORT LINKS
- TWO WELL-PROPORTIONED BEDROOMS
- ELEGANT VICTORIAN BUILDING
- SPACIOUS OPEN-PLAN LIVING KITCHEN
- MODERN HOUSE BATHROOM
- HIGHLY SOUGHT AFTER LOCATION



# Flat B, Bolton Court, Bolton Road, Silsden, BD20 0JY

A beautifully presented first floor apartment occupying an elegant Victorian building in a highly convenient location close to the heart of Silsden. Offering spacious and well-maintained accommodation throughout, this attractive home features a generous open-plan living kitchen, two well-proportioned bedrooms, a modern house bathroom and the added reassurance of a share in the freehold.



Council Tax Band: A



## PROPERTY DETAILS

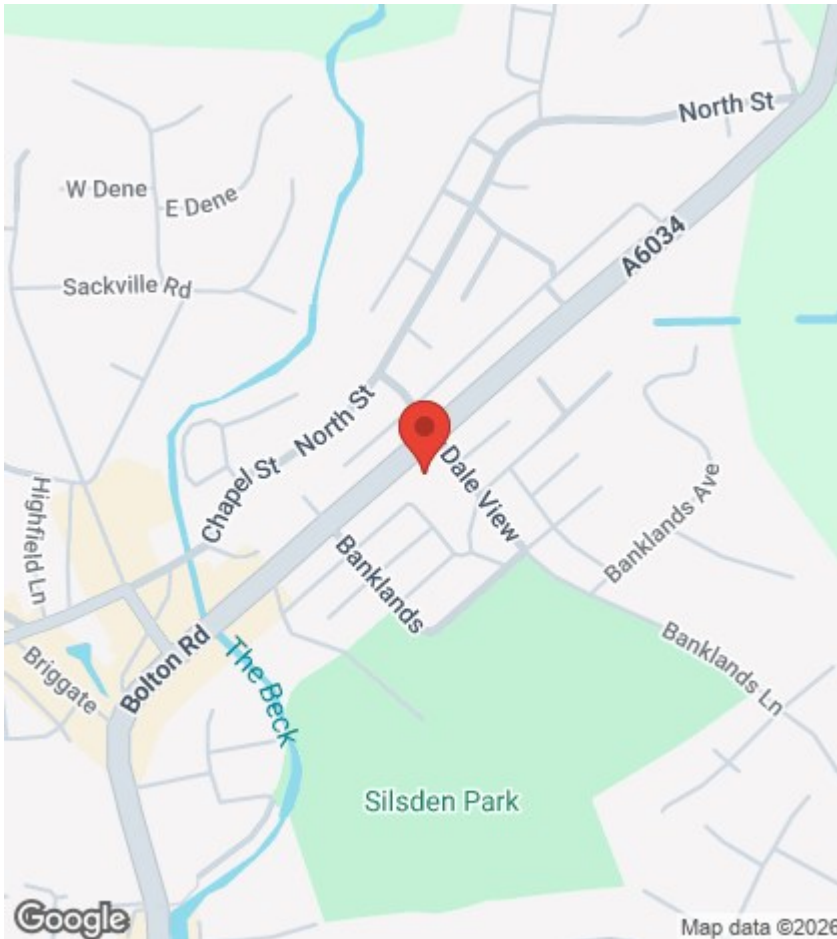
A beautifully presented first floor apartment occupying an elegant Victorian building in a highly convenient location close to the heart of Silsden. Offering spacious and well-maintained accommodation throughout, this attractive home features a generous open-plan living kitchen, two well-proportioned bedrooms, a modern house bathroom, communal gardens and the added reassurance of a share in the freehold. With a 999-year lease, low monthly service charge and an attractive blend of character and contemporary living, this superb apartment is ideal for first-time buyers, professionals, downsizers or buy-to-let investors alike.

Approached via a communal entrance serving just three apartments, the property enjoys a welcoming first-floor position. The heart of the home is the impressive open-plan living space, offering excellent proportions for both relaxing and entertaining. Flooded with natural light from large windows, the sitting area provides ample room for comfortable seating, whilst the adjoining kitchen has been thoughtfully designed with a range of contemporary wall and base units complemented by contrasting work surfaces and attractive tiled splashbacks. Integrated cooking appliances are provided alongside space for additional white goods, whilst a breakfast bar creates an ideal spot for informal dining or morning coffee.

The principal bedroom is a generous double room, enjoying pleasant outlooks and ample space for freestanding furniture, creating a comfortable and peaceful retreat. The second bedroom offers excellent versatility, equally suited as a guest bedroom, nursery or home office, making the apartment adaptable to a variety of lifestyles. The house bathroom has been fitted with a modern white three-piece suite incorporating a panelled bath with shower over, pedestal wash hand basin and low suite WC, complemented by contemporary tiling and a heated towel rail.

The property is held on a 999-year lease from 1st June 1982 and benefits from a one-third share of the freehold, with the building owned and managed by a residents' management company comprising the owners of the three apartments. A modest service charge of £30 per calendar month contributes towards the buildings insurance, external maintenance, upkeep of the communal gardens and lighting to the communal areas. Buyers will also appreciate that the building was comprehensively re-roofed by Croft Roofing Ltd in 2009, with insulation installed at the same time, offering additional peace of mind.

Situated on the ever-popular Bolton Road, this attractive apartment enjoys an enviable position within comfortable walking distance of Silsden's thriving town centre. A wide range of independent shops, cafés, restaurants and everyday amenities are close at hand, together with highly regarded primary schools, excellent transport links to Skipton, Ilkley and Keighley, and nearby Steeton & Silsden railway station providing regular services to Leeds and Bradford. Surrounded by picturesque countryside, canal-side walks and the gateway to the Yorkshire Dales, Silsden continues to be one of the area's most sought-after locations, offering an outstanding blend of convenience, community and outdoor lifestyle.



## Viewings

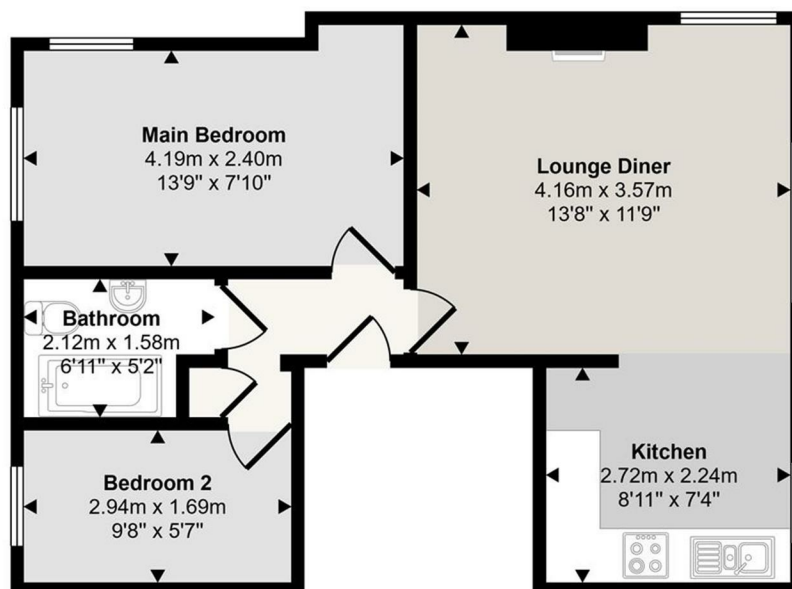
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
44 sq m / 474 sq ft



Floorplan

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.