



Aireville Drive, Silsden, BD20 0HU

Asking Price £239,950

- EXCEPTIONAL SEMI-DETACHED BUNGALOW
- AMPLE OFF-ROAD PARKING
- SINGLE DETACHED GARAGE
- NEWLY INSTALLED DOUBLE GLAZING THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- TWO GENEROUS BEDROOMS
- SOUTH-FACING REAR GARDEN
- RECENTLY UPGRADED KITCHEN
- BEAUTIFULLY PRESENTED & MAINTAINED
- EXCELLENT TRANSPORT LINKS

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Beautifully presented and ready to move straight into, this exceptional two-bedroom semi-detached bungalow offers stylish, low-maintenance living in one of the area's most sought-after locations. Perfectly suited to those looking to downsize without compromise, this superb home has been thoughtfully updated and impeccably maintained, creating a property that is ready to be enjoyed from day one.



Council Tax Band: C



PROPERTY DETAILS

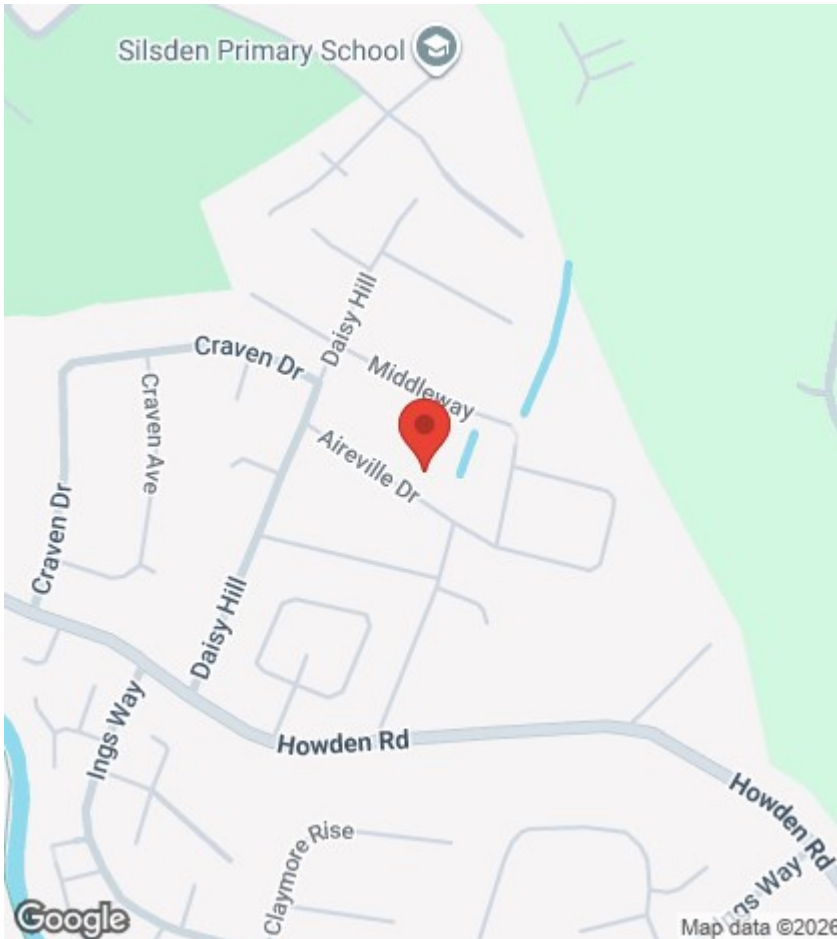
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The accommodation is both light and welcoming, comprising a side entrance hall leading through to a delightful lounge where pleasant views over the garden provide a wonderful backdrop for everyday living. The modern fitted kitchen has been upgraded in recent years and offers an attractive and practical space for cooking and entertaining. The generous principal bedroom enjoys a peaceful position overlooking the rear garden and benefits from fitted wardrobes, whilst the second well-proportioned bedroom features patio doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. Completing the accommodation is a contemporary bathroom finished with stylish tiled walls.

Externally, the property continues to impress. The attractive front garden and substantial block-paved driveway provide ample parking for several vehicles and lead to a detached single garage. To the rear, the beautifully maintained south-facing garden offers a private haven in which to relax and unwind, featuring a timber pergola, raised lawn and paved patio areas that are perfect for enjoying the sunshine throughout the day.

Occupying a highly convenient position on Aireville Drive, just off Howden Road, the property is within easy walking distance of the town centre and its excellent range of everyday amenities including shops, cafés, restaurants, bars and local schooling. Excellent transport links are also close at hand, with regular bus services and Steeton railway station approximately 1.5 miles away, providing superb connections for commuters.

Benefiting from gas central heating and newly installed double glazing throughout, this recently re-rendered outstanding bungalow represents a rare opportunity to acquire a beautifully appointed home offering comfort, convenience and an enviable lifestyle. Early viewing is highly recommended.



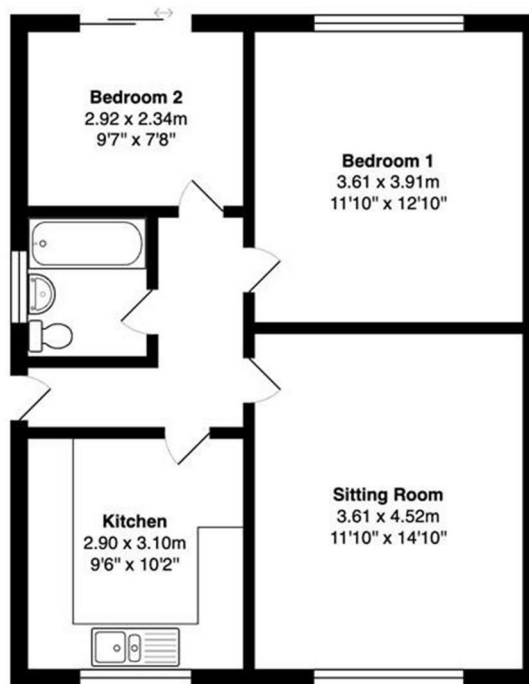
Viewings

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 | | | 88 |
| (69-80) C | | 75 | |
| (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 | |



Ground Floor

Total Area: 57.3 m² ... 617 ft²

All measurements are approximate and for display purposes only