



Aire View, Silsden, BD20 0AN

Asking Price £157,500

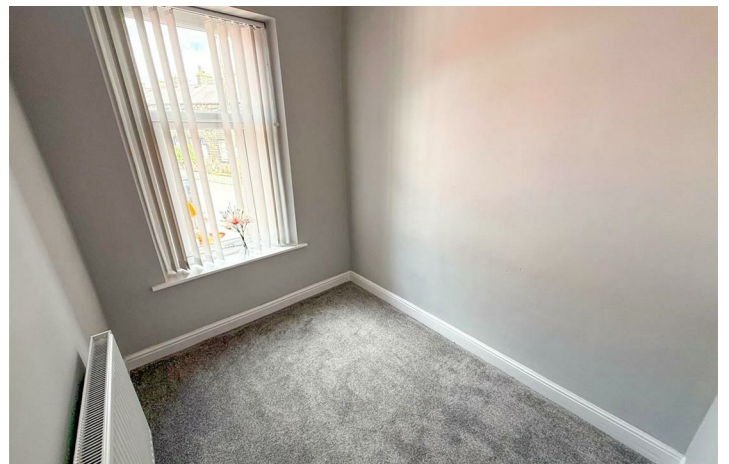
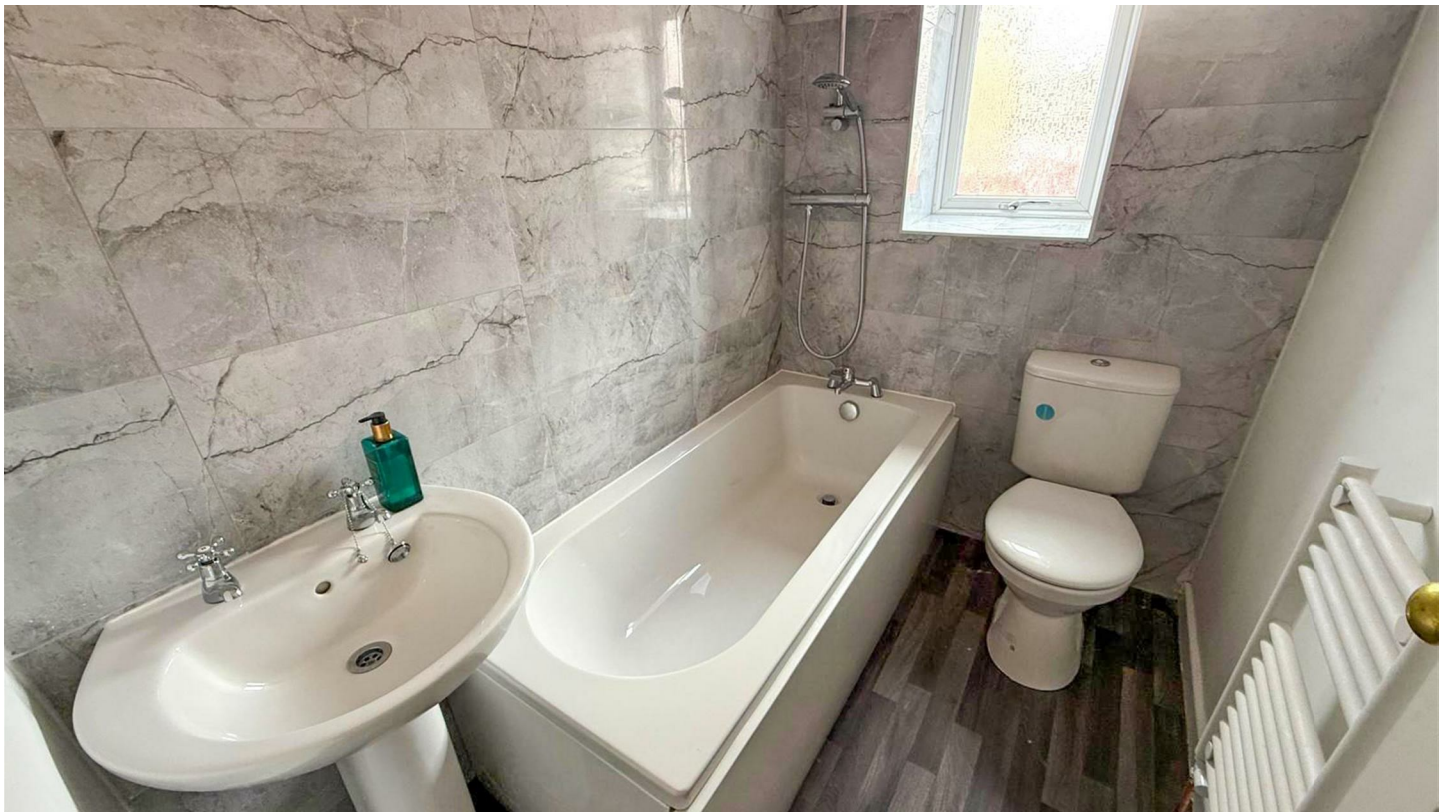
- NO UPPER CHAIN
- TWO BEDROOMS
- NEWLY INSTALLED KITCHEN
- BASEMENT WITH UTILITY AREA
- IDEAL PURCHASE FOR A FTB
- STONE BUILT TERRACE HOME
- ENCLOSED FRONT GARDEN
- NEWLY FITTED BATHROOM
- READY TO MOVE INTO
- CLOSE TO AMENITIES

Aire View, Silsden BD20 0AN

A beautifully presented two-bedroom, stone-built double-fronted terraced home, offering stylish modern living in a highly convenient location. Set behind a private enclosed front garden designed for low maintenance with attractive paving and shale, this charming property combines character features with contemporary upgrades, creating an ideal home ready to move straight into.



Council Tax Band: A



PROPERTY DETAILS

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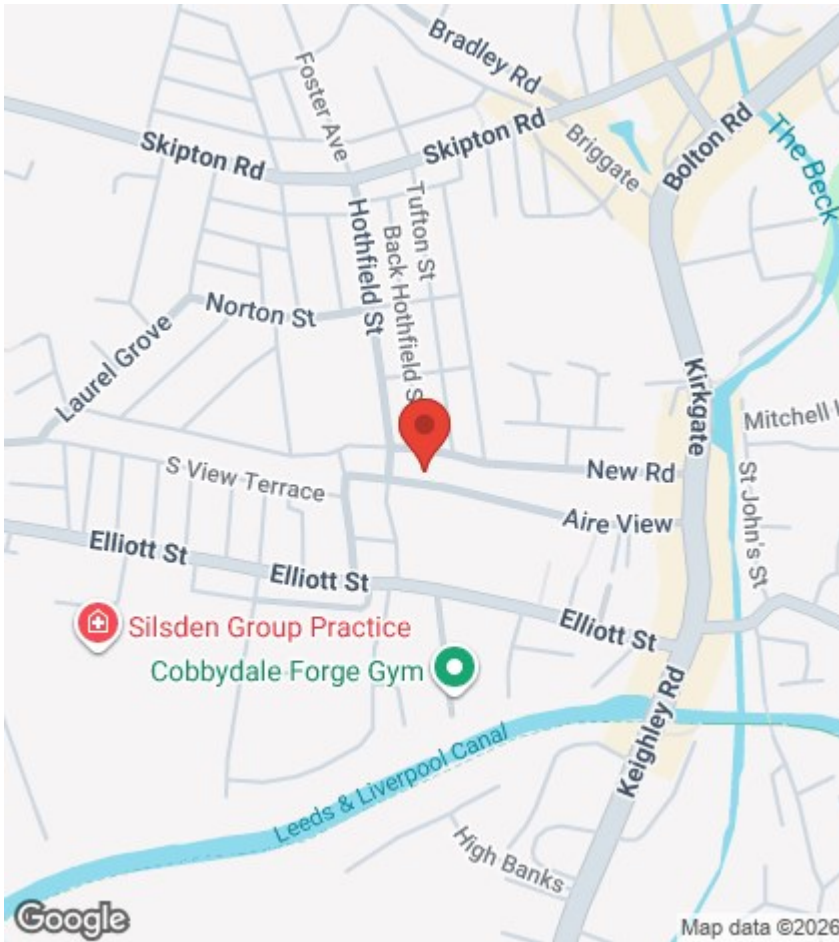
The current owner has carried out a comprehensive modernisation programme in recent years, transforming the property into a light, airy and thoughtfully designed home perfectly suited to first-time buyers, professional couples, single occupants or investors. Having previously operated as a highly successful residential rental, the property also represents an excellent investment opportunity.

Inside, the accommodation is bright and welcoming throughout. The generous sitting room features neutral décor, attractive flooring and a large picture window overlooking the front garden, allowing natural light to flood the space. The newly installed kitchen offers a fresh, modern finish with stylish flooring and integrated appliances including; a washer/dryer, fridge with a freezer compartment and a half sized dishwasher. There is access from the kitchen to the useful basement utility and storage area provides valuable additional practicality.

To the first floor, a spacious landing leads to a superb main bedroom complete with an original cast-iron fireplace, adding warmth and character. There is also a well-proportioned second bedroom and a contemporary house bathroom finished to a modern standard.

Situated just outside the town centre amongst a row of similarly attractive stone properties, the home enjoys easy access to the thriving Main Street, where an excellent range of shops, cafés, bars and restaurants can be found. Silsden also benefits from a well-regarded primary school, supermarket, doctors and dental facilities, making it a popular and well-connected choice for buyers of all ages. Excellent commuter links further enhance the appeal of this increasingly sought-after small town.

For anyone seeking a stylish turnkey home or a ready-made investment in a desirable location, this property is certainly worthy of closer inspection.



Viewings

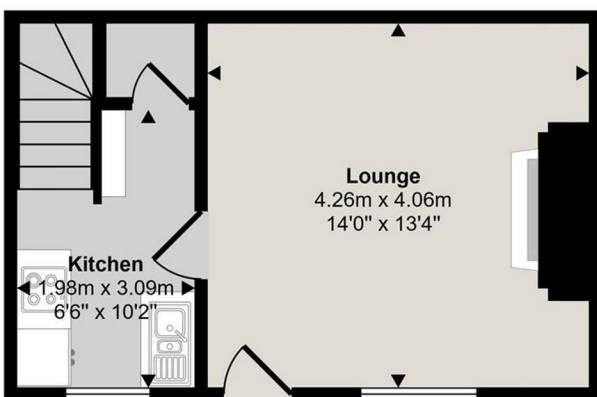
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

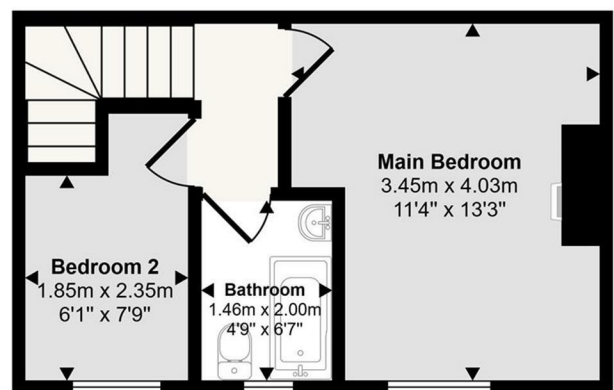
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
52 sq m / 557 sq ft



Ground Floor
Approx 26 sq m / 276 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.