

Laurel Grove, Silsden, BD20 0AY

Asking Price £200,000

- STONE BUILT TOWNHOUSE
- LOW MAINTENANCE GARDEN
- PEACEFUL CUL-DE-SAC LOCATION
- CLOSE TO AMENITIES
- THREE BEDROOMS
- SPACIOUS LIVING/DINING KITCHEN
- SUITABLE FOR A VARIETY OF BUYERS
- SOUGHT AFTER TOWN

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Tucked away at the end of a peaceful cul-de-sac sits this charming three-bedroom, stone-built townhouse - offering thoughtfully arranged accommodation throughout. While the property would benefit from a touch of TLC, it presents a wonderful opportunity for a wide range of buyers.



Council Tax Band: B



PROPERTY DETAILS

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Step through the front door into a welcoming entrance hall, where an enclosed staircase rises to the first floor. The sitting room is warm and inviting, centred around an attractive fireplace with a coal-effect gas fire. A large picture window frames pleasant views of the front garden and down the cul-de-sac, filling the room with natural light.

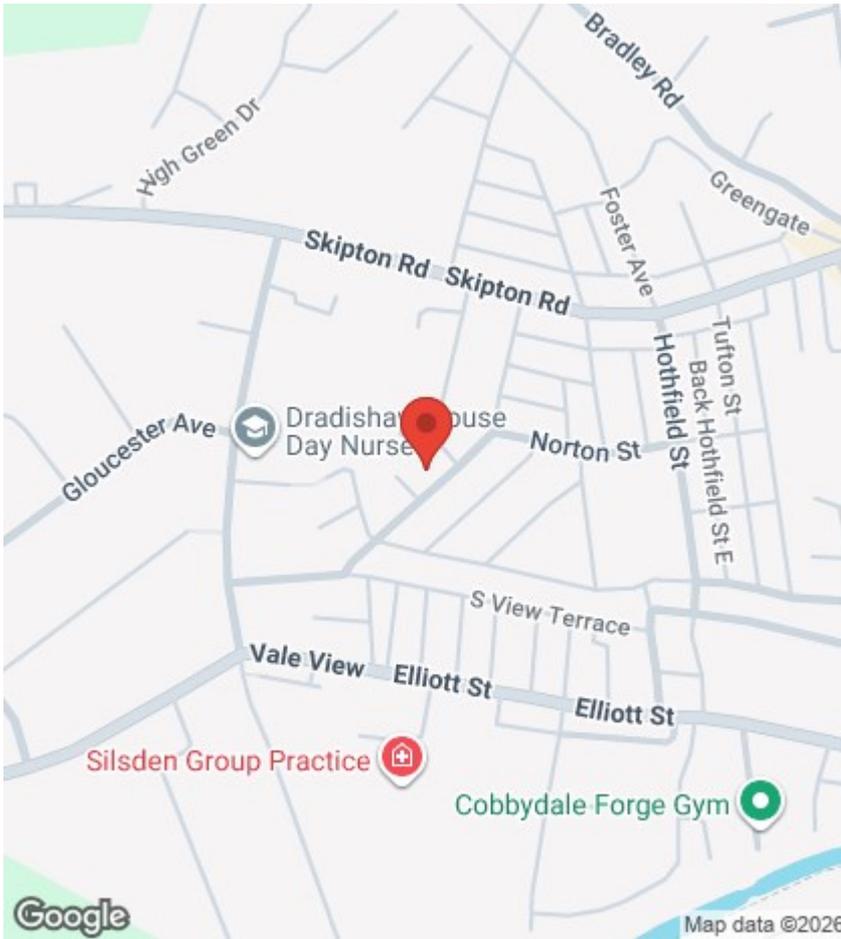
The spacious living/dining kitchen is well equipped and bright, featuring a rear-facing window and French doors that open directly onto the garden, creating a lovely flow between indoor and outdoor living.

Upstairs, a generous landing leads to two double bedrooms and a well-sized single bedroom, along with a three-piece white bathroom suite.

Outside, the property enjoys low-maintenance gardens, ideal for those seeking easy upkeep.

Laurel Grove rests in the heart of this highly sought-after town, popular with residents of all ages. Perfectly positioned between Skipton and Ilkley, it benefits from excellent transport links, renowned schooling and a vibrant high street filled with shops, cafés, bars and restaurants.

For anyone seeking a traditional stone-built home with character, space and close proximity to local amenities, this delightful property could be the perfect fit.



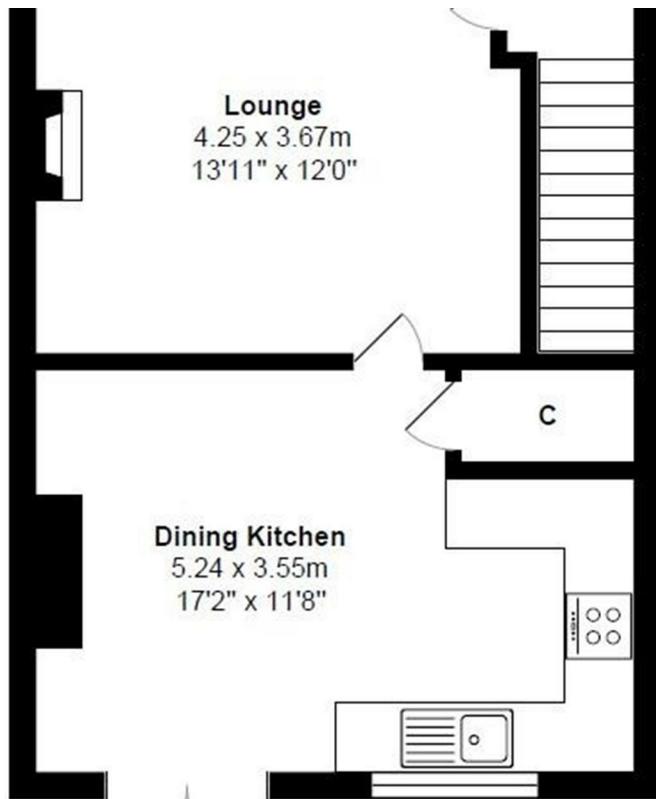
Viewings

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

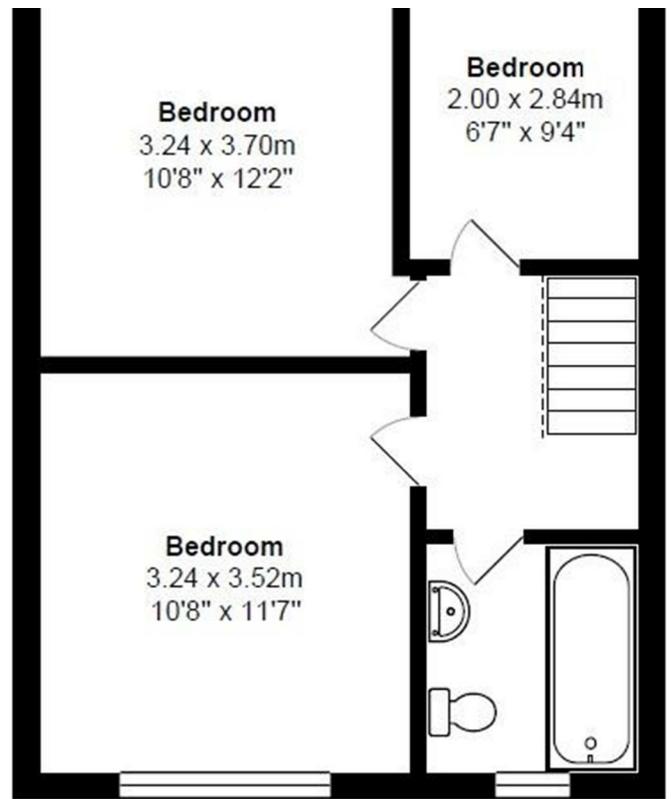
EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 71 | |
| (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



First Floor