



Cragg View, Silsden, BD20 0JZ

Asking Price £175,000

- STONE-BUILT END TERRACED PROPERTY
- REAR YARD WITH OUTBUILDING
- SUPERB DINING KITCHEN SPACE
- REFURBISHMENT PROJECT
- CLOSE TO LOCAL AMENITIES
- TWO GENEROUS DOUBLE BEDROOMS
- ARRANGED OVER THREE FLOORS
- LIGHT & AIRY LIVING AREA
- IDEAL FOR FIRST-TIME BUYERS
- EXCELLENT TRANSPORT LINKS

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Full of character and ready for a new owner to make their own, this charming two bedroom, stone-built home offers deceptively spacious accommodation arranged over three floors.

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Council Tax Band: A



PROPERTY DETAILS

A charming stone-built home offering deceptively spacious accommodation arranged over three floors. Full of character and ready for a new owner to make their own, the property features a welcoming sitting room, an impressive dining kitchen with multi-fuel stove, two generous double bedroom and exceptionally spacious house bathroom.

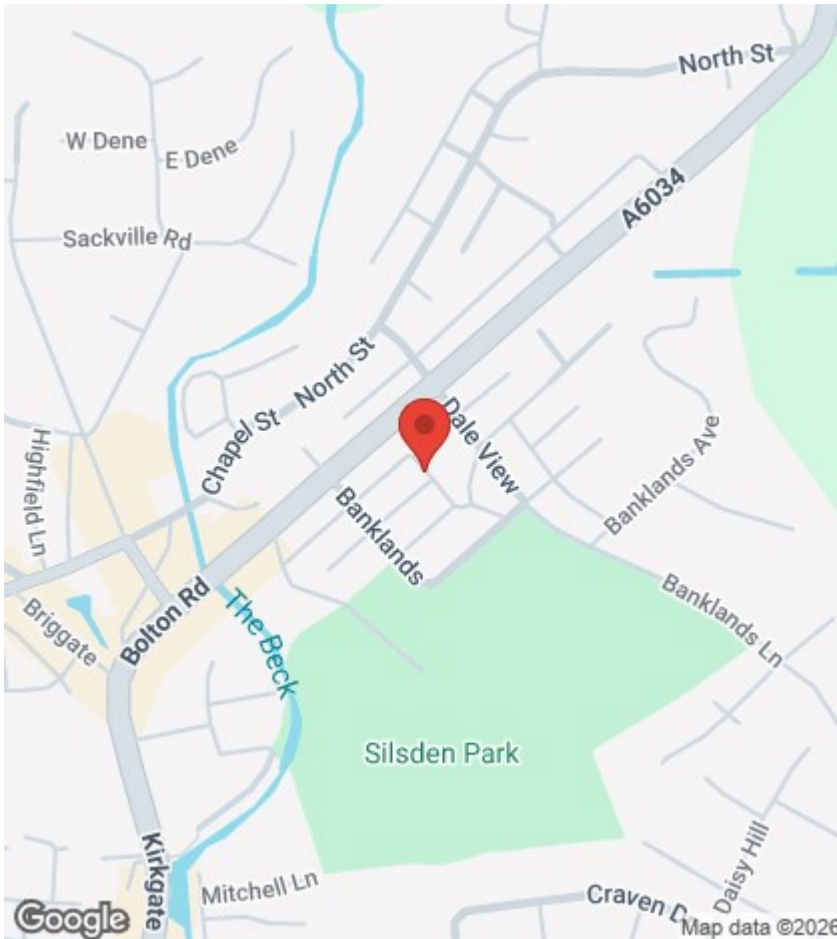
Entering through the front door, you are welcomed into the light and spacious sitting room, a comfortable reception room with high ceilings, large windows and an attractive decorative fireplace providing a lovely focal point.

To the rear of the property is the generous dining kitchen, fitted with an excellent range of wall and base units complemented by ample work surface and built-in electric oven with five ring gas burner hob above. There is plenty of room for a family dining table, making it the perfect social hub of the home. A charming, exposed brick fireplace houses a multi-fuel stove, creating a warm and characterful atmosphere, whilst a rear entrance door provides access outside.

To the first floor, you'll find a generously proportioned double bedroom enjoying pleasant views; this room benefits from under-stairs storage and ample space for a range of freestanding furniture. Also on this floor is the exceptionally spacious house bathroom, fitted with a panelled bath with overhead shower, pedestal wash hand basin, low suite WC and useful built-in storage cupboards provide practical everyday storage. There is also plenty of space to add a separate shower unit.

Continuing to the second floor is a superb second bedroom, which offers excellent proportions and an abundance of natural light. This space is currently being utilised as a home office but could lend itself to many uses such as a hobby room or snug, depending on individual requirements.

Situated within the highly regarded village of Silsden, Cragg View enjoys an enviable location close to a wide range of everyday amenities including local shops, cafés, public houses and well-respected primary schools. Excellent transport links provide easy access to Skipton, Keighley and surrounding business centres, whilst the beautiful Yorkshire countryside is right on the doorstep, offering an abundance of scenic walks and outdoor pursuits. Combining village charm with everyday convenience, Silsden continues to be one of the area's most sought-after locations.



Viewings

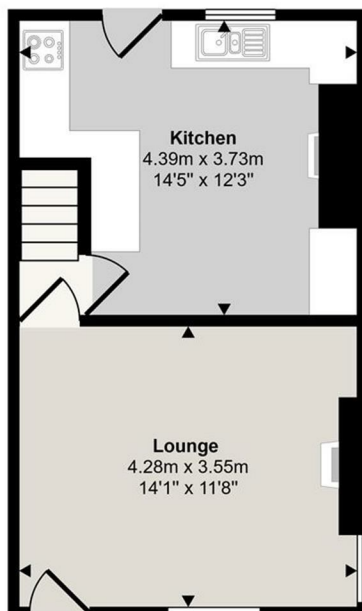
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

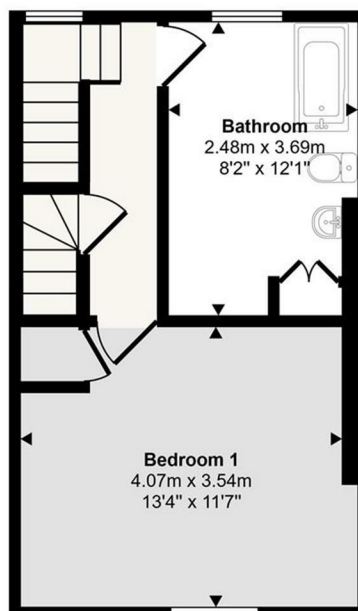
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

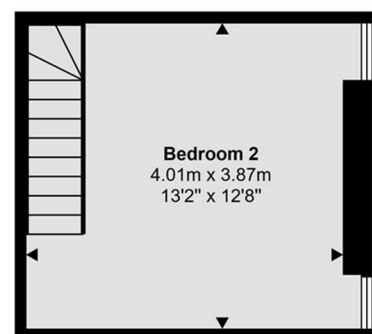
Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 32 sq m / 346 sq ft



First Floor
Approx 32 sq m / 344 sq ft



Second Floor
Approx 16 sq m / 177 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.