



Bolton Road | | Silsden | BD20 0JY

Asking price £460,000

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82 Bolton Road |
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A beautifully presented six-bedroom end-terrace home, offering an exceptional blend of character, charm and generous family living space. Finished to a high standard throughout, this impressive property retains a wealth of original features while benefiting from tasteful modern improvements.

At the heart of the home is a stunning farmhouse-style kitchen diner, providing the perfect space for family meals and entertaining. The impressive sitting room features a charming log-burning stove, creating a warm and inviting atmosphere.

The accommodation extends across multiple floors and includes six well-proportioned bedrooms and two bathrooms, offering flexibility for growing families, home working or guest accommodation.

Further benefits include a useful cellar providing excellent storage, a garage, and a private rear garden, ideal for relaxing and outdoor entertaining.

Combining character, space and practicality, this unique home presents a rare opportunity to acquire a substantial family property in a desirable location.

- Stunning farmhouse-style dining kitchen
- Six Bedrooms
- Private rear garden
- Charming sitting room with log burner
- Two modern stylish bathrooms
- Good access to local amenities



The heart of the home is the impressive farmhouse-style kitchen diner, beautifully designed to combine character and practicality. Offering ample space for family dining and entertaining, it creates a welcoming hub for everyday living.



With gas central heating, the accommodation comprises:

GROUND FLOOR

Hallway

An inviting entrance, with the original tiled floor and glazed front door with decorative panels, ornate cornice, dado rail and a door leading to the cellar.

Cellar

18'04 x 6'00 (5.59m x 1.83m)

A stone staircase leads down to the cellar, which has the original keeping stones and cupboards and houses a recently fitted Worcester boiler.

Sitting Room

17'04 x 14'01 (into bay) (5.28m x 4.29m (into bay))

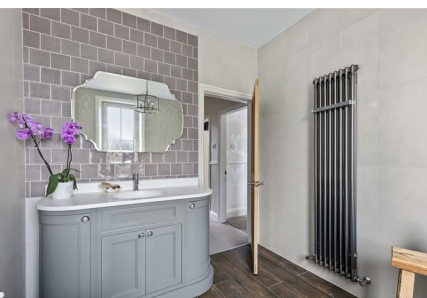
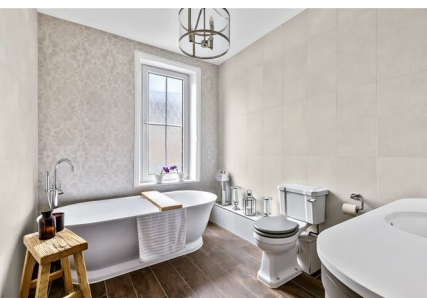
This charming sitting room features a log burner set within an ornate cast iron surround and stone hearth, creating an attractive focal point. A bay window to the front and a side-facing window fill the room with natural light, while original exposed floorboards, elegant cornice and a decorative ceiling rose add to its charm and character.

Dining/Kitchen

19'02 x 13'11 (max) (5.84m x 4.24m (max))

This stunning farmhouse-style kitchen comprises a bespoke range of wall and base cabinets with granite worktops and matching upstands, a one-and-a-half bowl recessed stainless steel sink, plumbing for a dishwasher and washing machine and space for a tumble dryer. There is also a built-in recycling unit, a Haier fridge freezer and a Rangemaster cooker with a five-ring induction hob and extractor hood over. Further features include Yorkshire stone flooring with a matt sealed finish, a decorative picture rail, a side-facing window, two rear-facing windows, and a glazed composite rear door.

FIRST FLOOR



Landing

Bedroom

13'10 x 10'03 (4.22m x 3.12m)

An spacious double bedroom with a window to the side and rear. The room has a wall of fitted wardrobes providing ample storage space and a secret media option for a TV.

Bedroom

14'04 x 12'03 (4.37m x 3.73m)

Another good sized double with wood effect flooring, and windows to the front and side elevations.

Bedroom

8'09 x 7'10 (2.67m x 2.39m)

With a window to the front and ample room for a single bed.

Bathroom

9'11 x 7'10 (3.02m x 2.39m)

A beautifully appointed family bathroom comprising a front-facing window, a statement freestanding bath with floor-standing tap and handheld attachment, WC, double vanity sink cabinet, contemporary vertical towel rail, fully tiled walls, and wood-effect tiled flooring.

SECOND FLOOR

Landing

With a Velux window and access to the loft.

Bedroom

13'10 x 12'04 (4.22m x 3.76m)

A good sized double bedroom featuring a cast iron fireplace and with a window to the rear elevation.

Bedroom

14'05 x 14'02 (4.39m x 4.32m)

Another ample double bedroom, with wood effect flooring and a window to the front.



Bedroom/Study

8'11 x 5'11 (2.72m x 1.80m)

A versatile room that can either be used as a study or another bedroom with space for a single bed. The room also benefits from a skylight.

Shower Room

10'01 x 7'10 (3.07m x 2.39m)

A stylish second-floor shower room comprising a generous corner shower with rainfall shower head and handheld attachment, pedestal wash basin, WC, luxury vinyl tile flooring, and a Velux window providing natural light.

OUTSIDE

Rear Garden

The smart and well-maintained rear garden is enclosed by a combination of walls and fencing, providing a good degree of privacy, with gated access via an attractive arbour. Indian stone paving creates a stylish and practical outdoor space, while a substantial solid oak lean-to opens into a covered garden room, offering the perfect setting for al fresco dining and entertaining. Benefiting from a slate roof, this sheltered area can be enjoyed throughout the seasons and is further enhanced by the convenience of an outside tap and external power sockets.

Outside Storage

2'10 x 7'08 (0.86m x 2.34m)

A practical outdoor storage space providing excellent additional storage for gardening equipment and tools.

Garage

17'02 (max) x 25'03 (5.23m (max) x 7.70m)

With access via a up-and-over door and a pedestrian side door, the garage also has a window, lights, power, plumbing and a water supply. To the far end there is also a useful workshop area.



Rear Cobbled Street

The property also benefits from ownership of the cobbled street to the rear, subject to a right of access for neighbouring properties.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

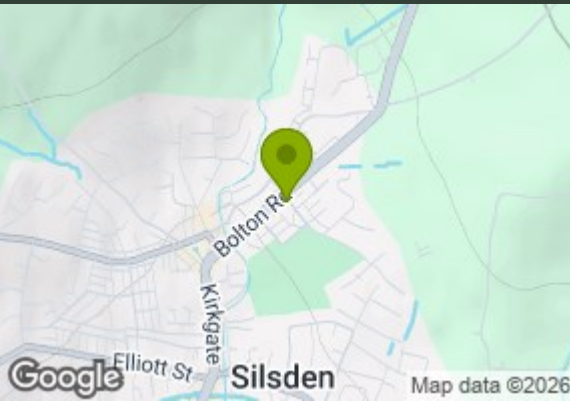
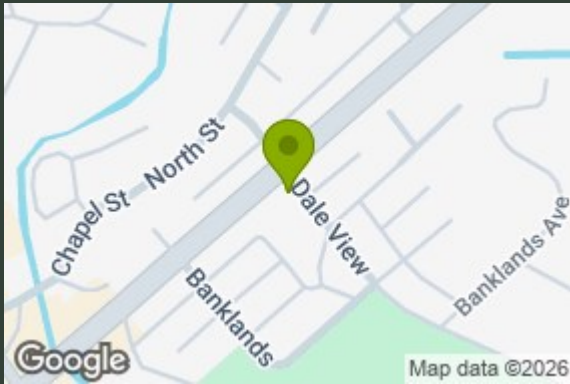
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler. Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

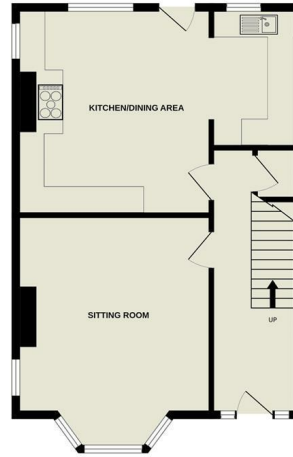


The private rear garden is a lovely outdoor space, featuring Indian stone paving and a sheltered seating area beneath a solid oak lean-to, ideal for relaxing or entertaining.

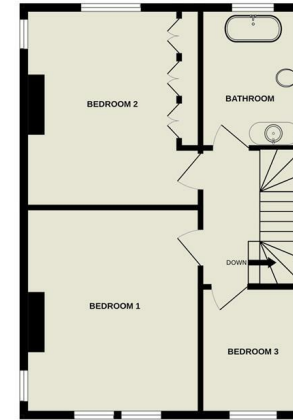




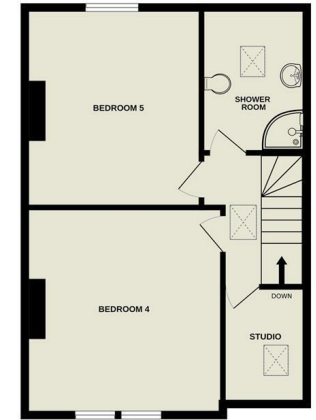
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



FIRST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



SECOND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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