



**Browfield Terrace, Silsden, BD20 9PJ**

**Asking Price £184,950**

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- TIERED GARDEN
- MODERN SHOWER ROOM
- ELEVATED POSITION CLOSE TO TOWN CENTRE
- STONE BUILT TERRACE
- OFF ROAD PARKING
- OUTBUILDING AND OUTSIDE STORE
- CENTRAL HEATING & DOUBLE GLAZING
- VIEWING ESSENTIAL

# Browfield Terrace, Silsden BD20 9PJ

If you're searching for a stylish and move-in-ready two double bedroom home, this charming mid-terrace on the edge of Silsden might just stop you in your tracks. Complete with a tiered garden, off road parking, plenty of storage space and the added bonus of having no onward chain.



Council Tax Band: B



### **PROPERTY DETAILS**

If you're searching for a stylish and move-in-ready two-bedroom home, this charming mid-terrace on the edge of Silsden might just stop you in your tracks. Step inside and discover a recently installed, contemporary kitchen that perfectly blends style and function - complete with sleek wall and base units, an integrated electric oven, hob, dishwasher and new gas combi boiler with Hive control which was installed in July 2024. There's even room for a dining table, ideal for relaxed meals or entertaining. Additional, there is a walk-in pantry adding a touch of practical luxury.

The ground floor opens into a spacious living room where a feature fireplace creates a cosy focal point, setting the tone for warmth and comfort throughout the home.

Upstairs, you'll find a generously sized, front-facing master bedroom, alongside a second double bedroom overlooking the rear. The modern shower room completes this floor with a fresh, clean design.

But that's not all - a superb attic room measuring 16'1" by 11'9" offers versatility and space, featuring a Velux window, built-in storage and the potential (subject to relevant planning permissions) to become a stylish home office, creative studio or an additional snug.

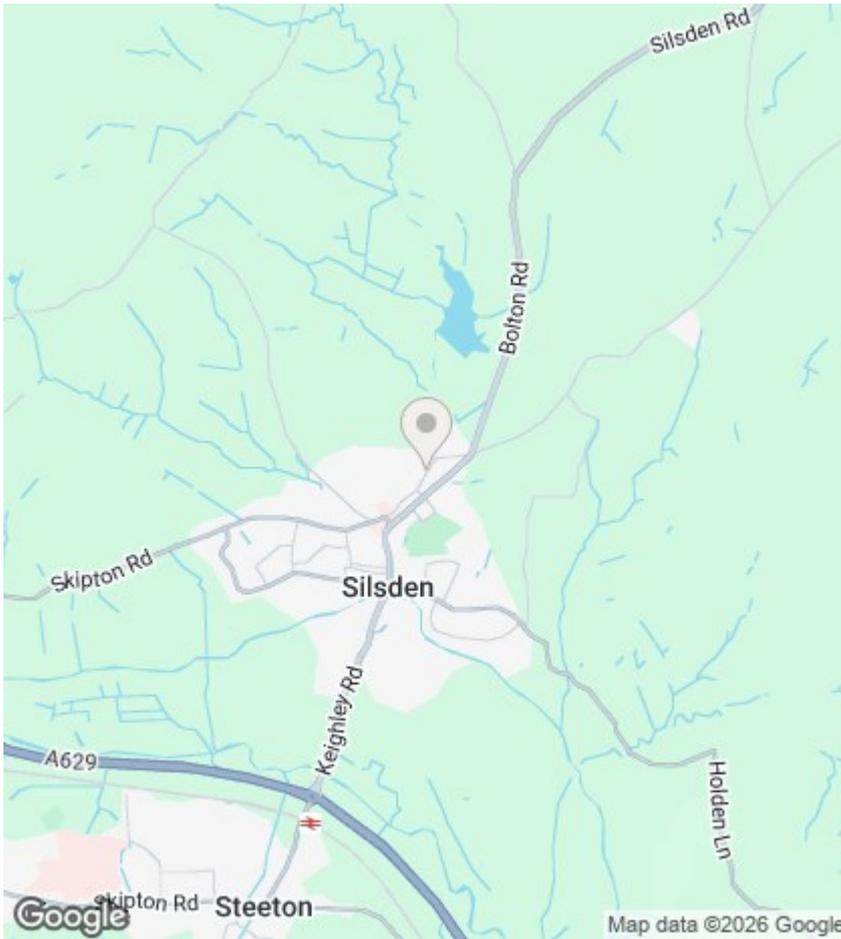
Outside, the front garden is beautifully tiered and planted with mature shrubs and rose bushes, creating instant kerb appeal. To the rear is a flagged area offering the flexibility to be used either as a sunny patio or for off-road parking. There's also a generous outbuilding/workshop with power and lighting -perfect for hobbies or storage, as well as an additional utility store with plumbing for a washing machine.

Offered with no onward chain, this property combines space, style, and practicality in a peaceful yet connected location.

Set in a quiet corner of the vibrant town of Silsden, you'll enjoy the warmth of a close-knit community and the convenience of a high street full of independent shops, a large Co-op, a modern primary school, scenic parkland and the tranquil Leeds–Liverpool Canal winding through the town. With so much to offer, it's no wonder the locals -affectionately known as "Cobbydalers" take such pride in calling Silsden home.

### **ADDITIONAL INFORMATION**

The property benefits from the addition of Solar Panels which not only reduce the electricity bills but also produce a yearly, tax-free income of £800+, with 10 years left on the contract.



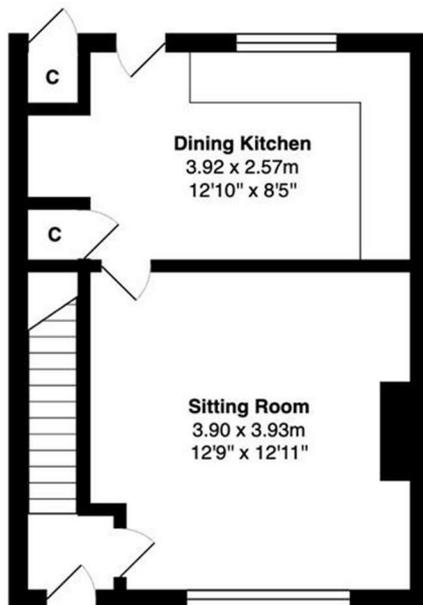
## Viewings

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

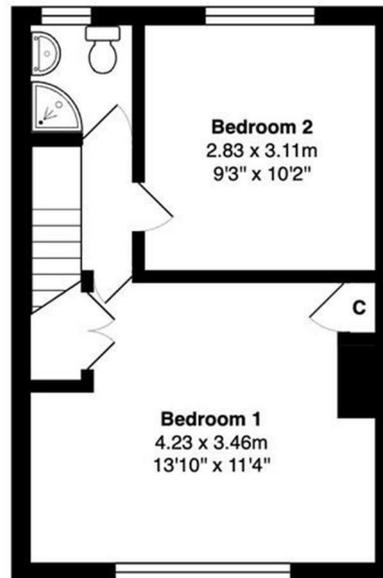
## EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>93</b>	<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 59.4 m<sup>2</sup> ... 639 ft<sup>2</sup>

All measurements are approximate and for display purposes only