







34 & 36 Kirkgate, Silsden, BD20 0AL

Asking Price £150,000

- **EXCELLENT INVESTMENT OPPORTUNITY**
- GROUND FLOOR APARTMENT WITH SITTING TENANT
- DOUBLE-GLAZING & ELECTRIC HEATING THROUGHOUT
- COUNCIL TAX BAND A
- EXCELLENT TRANSPORT LINKS
- TWO ONE-BED APARTMENTS
- VACANT FIRST FLOOR APARTMENT
- SEPARATE ENTRANCES FOR EACH PROPERTY
- TOWN-CENTRE LOCATION

84 Kirkgate, Silsden, Keighley, West Yorkshire, BD20 0PA
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www.wilman-lodge.co.uk

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An exciting opportunity for investors to acquire two self-contained one-bedroom apartments, comprising a ground-floor apartment with its own private entrance and a well-presented first-floor apartment, both ideally positioned in the heart of this bustling and popular town.

2 2 2 E

Council Tax Band: A







PROPERTY DETAILS

An exciting opportunity for investors to acquire two self-contained one-bedroom apartments, comprising a ground-floor apartment with its own private entrance and a well-presented first-floor apartment, both ideally positioned in the heart of this bustling and popular town. Offering an attractive addition to an investment portfolio, these properties benefit from their central location, placing a wealth of local amenities, shops, eateries and transport links within easy reach, making them appealing prospects for tenants seeking convenient town-centre living.

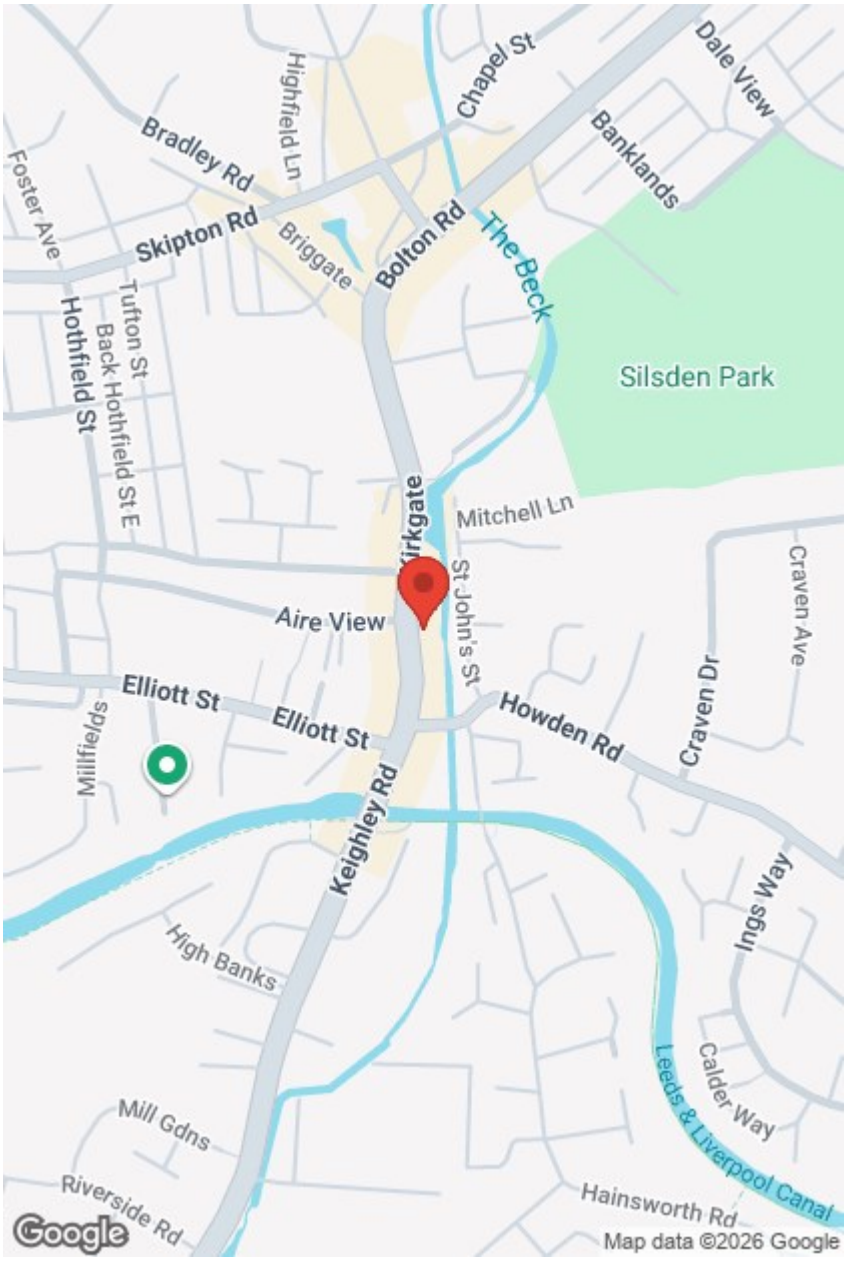
The ground-floor apartment provides well-proportioned accommodation with neutral décor and carpeting throughout. The layout briefly comprises a private entrance porch leading into a comfortable sitting room which opens into a modern kitchen, together with a double bedroom and a shower room with a separate WC.

The first-floor apartment is equally appealing, having been fully redecorated and presented in good condition, this chain free accommodation has a practical layout. The open-plan living area enjoys large windows overlooking Kirkgate, creating a bright and welcoming living space, complemented by a recessed kitchen to the rear incorporating an electric oven, hob and space for a fridge-freezer. The good-sized double bedroom benefits from generous built-in wardrobes, while the fully tiled bathroom features a corner shower.

Additional advantages of both apartments include double glazing, electric heating and Council Tax Band A.

With two individual one-bedroom apartments in a convenient and well-established town-centre setting, this is an opportunity worthy of serious consideration by landlords looking to expand an existing portfolio or investors seeking properties with strong rental appeal. The combination of practical layouts, accessible amenities and transport connections makes this a compelling proposition.

An internal inspection is highly recommended to appreciate the accommodation on offer and the potential of this two-apartment investment opportunity.

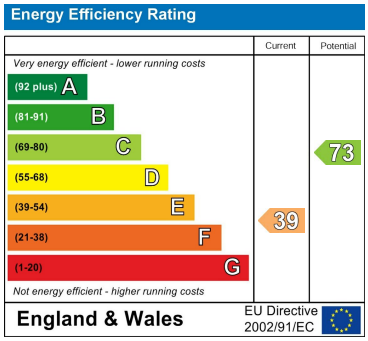


Viewings

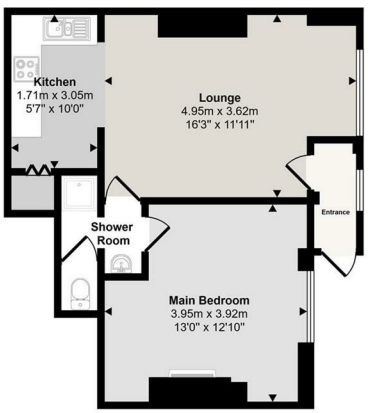
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

E



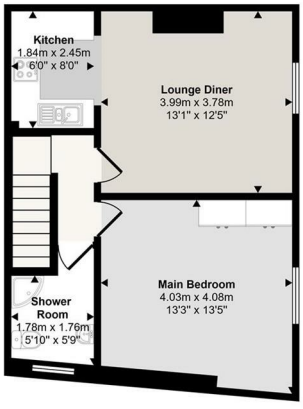
Approx Gross Internal Area
44 sq m / 473 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approxi and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations onl may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
46 sq m / 491 sq ft



First Floor

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