



Haythorns Avenue, Silsden, BD20 0BE

Asking Price £229,950

- NO UPPER CHAIN
- THREE BEDROOMS
- DRIVEWAY & USEFUL CARPORT
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIME POSITION WITHIN A HIGHLY SOUGHT-AFTER TOWN
- END STONE-BUILT TOWNHOUSE
- ATTRACTIVE GARDENS TO BOTH FRONT AND REAR
- USEFUL STORAGE/WORKSHOP AREA
- CHARMING STONE FIREPLACE HOUSING AN ELECTRIC STOVE
- CONVENIENT TRANSPORT LINKS

# Haythorns Avenue, Silsden BD20 0BE

A fantastic opportunity to acquire a charming end stone-built townhouse, offering spacious and well-proportioned three-bedroom accommodation -perfectly suited for modern family living. Set on a generous plot, the property benefits from attractive gardens to both the front and rear, along with a private driveway providing ample off-road parking and a useful carport.



Council Tax Band: B



## PROPERTY DETAILS

A fantastic opportunity to acquire a charming end stone-built townhouse, offering spacious and well-proportioned three-bedroom accommodation -perfectly suited for modern family living. Set on a generous plot the property benefits from attractive gardens to both the front and rear along with a private driveway providing ample off-road parking and a useful carport.

This delightful home offers exciting potential for further development with scope to extend to the side and rear (subject to the necessary planning permissions) as demonstrated by neighbouring properties. While already offering comfortable living space, it presents an ideal canvas for a buyer to personalise and create a truly special home.

Upon entering, you are welcomed by a bright and spacious entrance hall featuring an open staircase rising to the first floor. The inviting sitting room is filled with natural light thanks to a large picture window overlooking the front garden. To the rear, the generously sized kitchen diner provides an excellent space for family meals and entertaining complete with dual-aspect windows, side access and a charming stone fireplace housing an electric stove.

Upstairs, the property continues to impress with a spacious landing leading to two well-proportioned double bedrooms -one benefiting from built-in wardrobes and storage cupboards while the other enjoys far-reaching open views. A comfortable single bedroom and a modern family bathroom complete the first-floor accommodation.

A large loft space can be accessed from the landing via a pull down ladder, this space has a Velux window, light, insulation with boarding to the floor and a carpet finish.

Externally, the property offers a private driveway with ample parking, a carport and a neatly maintained front lawn bordered by mature hedging. The rear garden has been designed for low maintenance while still providing a generous outdoor space and includes a useful workshop/storage area with an up-and-over door.

Situated on Haythorns Avenue, this home enjoys a prime position within a highly sought-after town surrounded by quality properties and a welcoming community. A wide range of amenities are within easy walking distance including shops, schools, and leisure facilities. The area is particularly popular with families and professionals alike thanks to its excellent primary school and convenient transport links to major business centres.

For buyers seeking a substantial home with character, space and outstanding potential, this property is not to be missed.



## Viewings

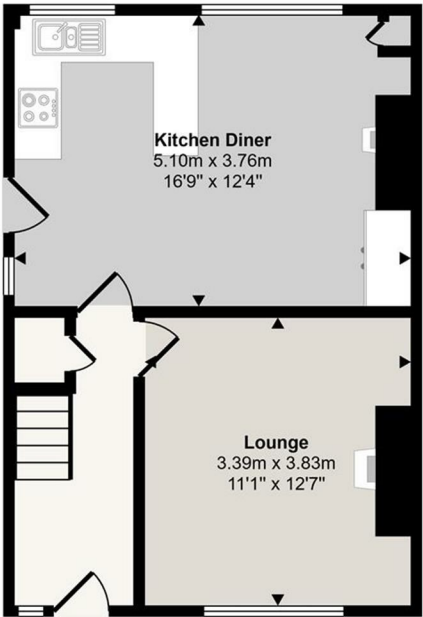
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

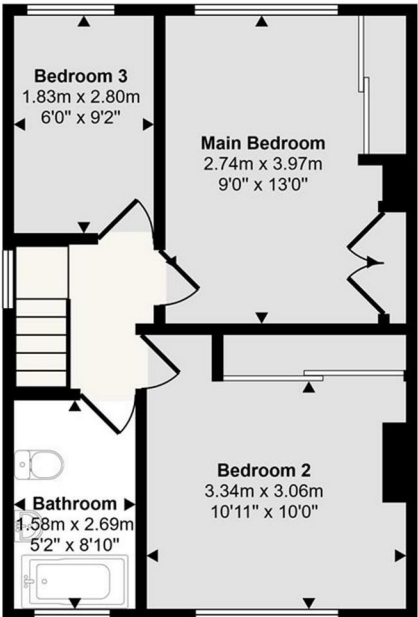
C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 69      | 85                      |
| (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 |

Approx Gross Internal Area  
78 sq m / 840 sq ft



Ground Floor  
Approx 39 sq m / 419 sq ft



First Floor  
Approx 39 sq m / 421 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.