



Hainsworth Road, Silsden, BD20 0NB

Asking Price £229,950

- MID TERRACE TOWNHOUSE
- ENCLOSED GARDEN TO REAR
- IDEAL FOR FTB'S, DOWNSIZERS OR INVESTORS
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE
- SOUGHT AFTER AREA

# Hainsworth Road, Silsden BD20 0NB

This attractive two double-bedroom mid-terrace townhouse offers well-proportioned accommodation and is ideally suited to first-time buyers, downsizers or investors. The property enjoys a low-maintenance garden to the front and a private, enclosed garden to the rear - perfect for relaxing or entertaining. Positioned within a highly sought-after area of Silsden, the home also benefits from a single garage located a short distance from the property.



Council Tax Band: C



## PROPERTY DETAILS

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The ground floor welcomes you through a glazed entrance door into a spacious living room, filled with natural light and featuring useful under-stairs storage. To the rear of the property is a generous kitchen and dining area, providing an excellent space for everyday living and hosting. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor space.

Upstairs, the landing leads to two well-sized double bedrooms. The principal bedroom is bright and airy, featuring a large double window that floods the room with natural light. The second double bedroom offers versatile space, ideal for use as a guest room, home office or additional storage depending on the buyer's needs. The modern bathroom is fitted with a stylish walk-in shower, W.C. and wash basin.

Silsden itself is a thriving and welcoming community, offering a fantastic balance of countryside charm and everyday convenience. The town boasts highly regarded local schools, a range of independent shops, cafés and restaurants, as well as supermarkets and essential amenities. Surrounded by beautiful Yorkshire countryside with easy access to the Leeds Liverpool Canal and nearby moorland walks, Silsden also benefits from excellent transport links to Skipton, Keighley and Leeds -making it an ideal location for families, professionals and commuters alike.



## Viewings

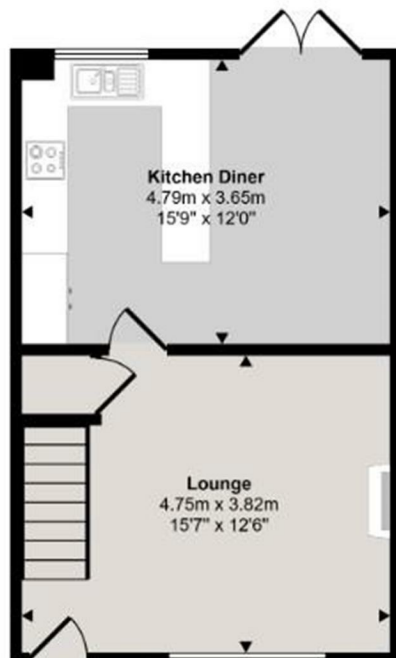
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

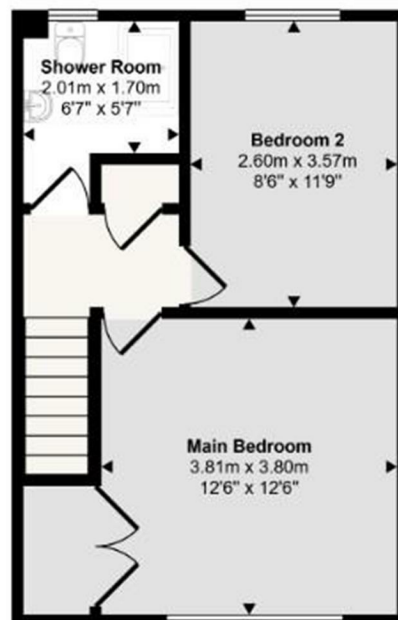
C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 89        |
| (69-80) C                                   |  | 75                      |           |
| (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  
73 sq m / 782 sq ft



Ground Floor  
Approx 36 sq m / 391 sq ft



First Floor  
Approx 36 sq m / 390 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.