



Aire View, Silsden, BD20 0AW

Asking Price £169,950

- STONE BUILT MID TERRACE
- FRONT AND REAR GARDEN
- RE-ROOF AND NEW BOLILER WITHIN THE LAST 6 YEAR
- EXCELLENT OPPORTUNITY TO CREATE YOUR PERFECT HOME
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- USEFUL KEEPING CELLAR
- BRIGHT & SPACIOUS ATTIC BEDROOM WITH VELUX WINDOW
- CENTRAL HEATING & DOUBLE GLAZING

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Bursting with character, charm and exciting potential this deceptively spacious two-bedroom stone-built mid-terrace offers a fantastic opportunity for buyers seeking a home they can truly make their own. Benefitting from gas central heating, double glazing, a replacement roof and a modern boiler installed approximately six years ago the property combines peace of mind with scope for further enhancement.



Council Tax Band: A



PROPERTY DETAILS

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Set back from the roadside in a convenient yet tucked-away position this delightful home enjoys easy access to the excellent amenities that make Silsden such a sought-after place to live. Step inside and you'll immediately appreciate the generous proportions and welcoming feel throughout. The spacious living room features attractive wood flooring, built-in storage to either side of the chimney breast and ample room for relaxing or entertaining.

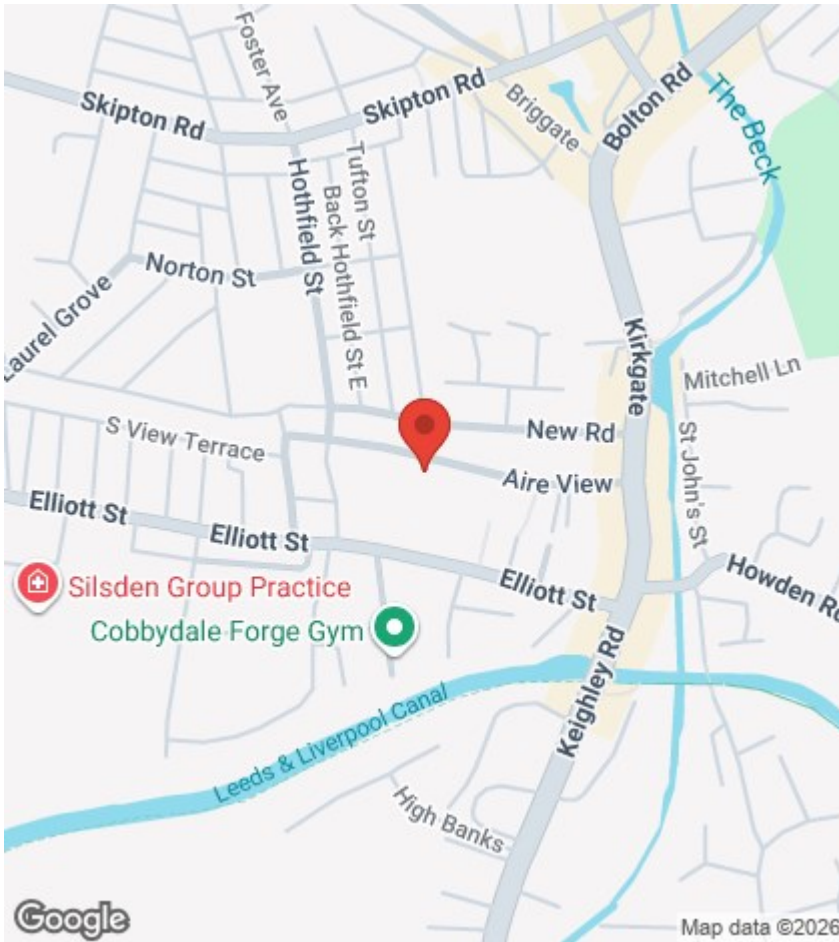
To the rear, the kitchen provides direct access to the garden and is complemented by a useful keeping cellar ideal for additional storage.

The first floor offers a well-proportioned double bedroom with built-in storage, a house bathroom and a versatile study area perfect for home working, hobbies or occasional guest accommodation. From here, a staircase rises to the impressive attic bedroom a bright and airy retreat enhanced by a Velux window and offering a wonderful sense of space.

Outside, the property continues to impress with a charming, well-stocked garden to the front creating an attractive first impression, while the enclosed paved yard to the rear provides a private outdoor space to enjoy.

Located in the heart of the thriving village of Silsden, residents can take advantage of a fantastic range of local shops, supermarkets, cafés, restaurants, pubs and a well-regarded primary school. The nearby towns of Skipton, Ilkley and Keighley are all within easy reach while Steeton railway station, less than two miles away, offers excellent rail connections to Leeds, Bradford and further making this an ideal choice for commuters.

Offering far more than first meets the eye, this charming home represents an exciting opportunity for first-time buyers, investors or those looking to add their own style and value. Early viewing is highly recommended to fully appreciate the space, character and potential on offer.



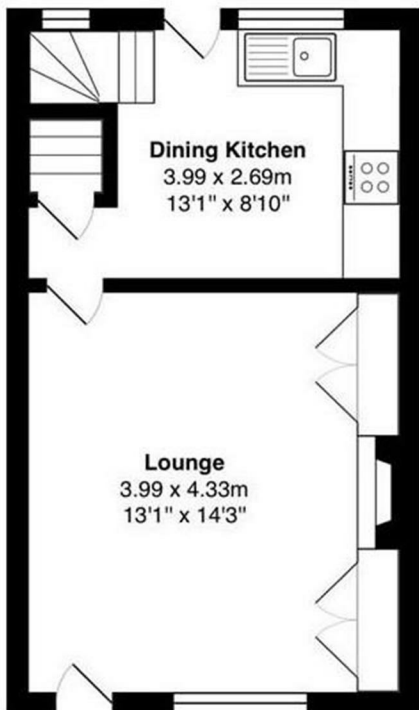
Viewings

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

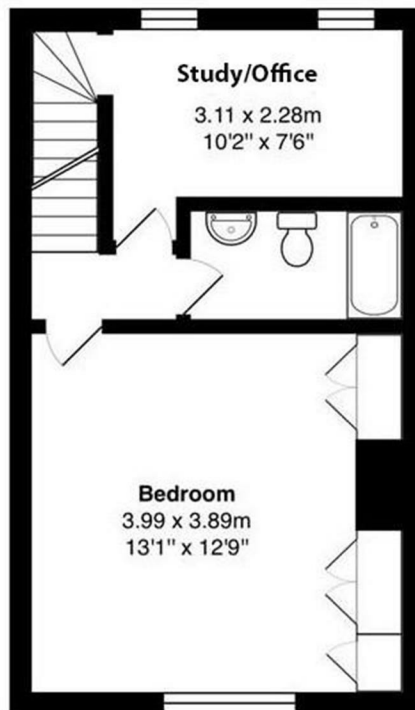
EPC Rating:

D

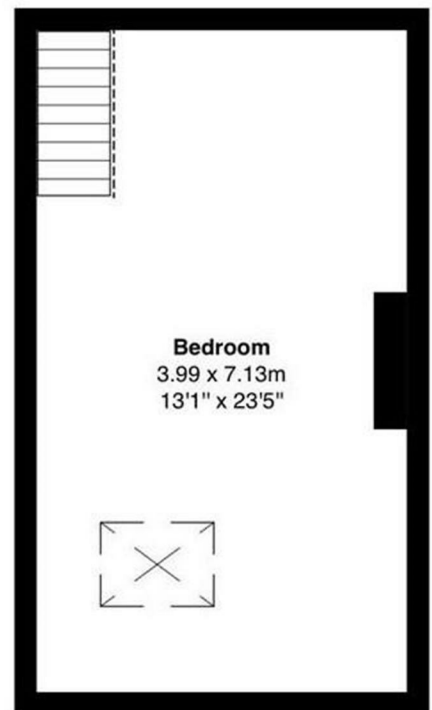
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 85.9 m² ... 925 ft²

All measurements are approximate and for display purposes only