



## West View, Silsden, BD20 9JY

Asking Price £182,000

- STONE-BUILT MID TERRACE PROPERTY
- ENCLOSED LAWNED FRONT GARDEN
- RECENTLY FITTED HIGH-GLOSS KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FOR FTB, DOWNSIZERS & INVESTORS
- TWO WELL PROPORTIONED BEDROOMS
- REAR FLAGGED COURTYARD
- MODERN & STYLISH HOUSE BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SOUGHT-AFTER LOCATION

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Situated in a peaceful cul-de-sac just off Skipton Road, this beautifully presented two-bedroom stone-built terrace offers stylish, ready-to-move-into accommodation combining character, modern upgrades and a surprisingly spacious layout making this delightful home perfect for first-time buyers, downsizers or investors alike.



Council Tax Band: B



## PROPERTY DETAILS

Situated in a peaceful cul-de-sac just off Skipton Road, this beautifully presented two-bedroom stone-built terrace offers stylish, ready-to-move-into accommodation in the heart of the highly sought-after town of Silsden. Combining character, modern upgrades and a surprisingly spacious layout, this delightful home is perfect for first-time buyers, downsizers or investors alike.

The accommodation is equipped with gas central heating and double glazing throughout and begins with a bright and welcoming living room, accessed via a uPVC entrance door. This attractive reception room enjoys a large front-facing window, allowing plenty of natural light to flood the space, whilst recessed alcoves to either side of the chimney breast add character and practicality. The room is tastefully decorated in neutral tones and finished with contemporary laminate flooring.

To the rear is a stunning recently fitted high-gloss kitchen featuring a comprehensive range of modern wall and base units complemented by quality work surfaces. Integrated appliances include an induction hob, electric oven, fridge, freezer and slimline dishwasher, creating a sleek and functional space for everyday living. A large rear window and external door provide access to the enclosed rear yard, whilst stairs lead to the first floor and down to the useful cellar.

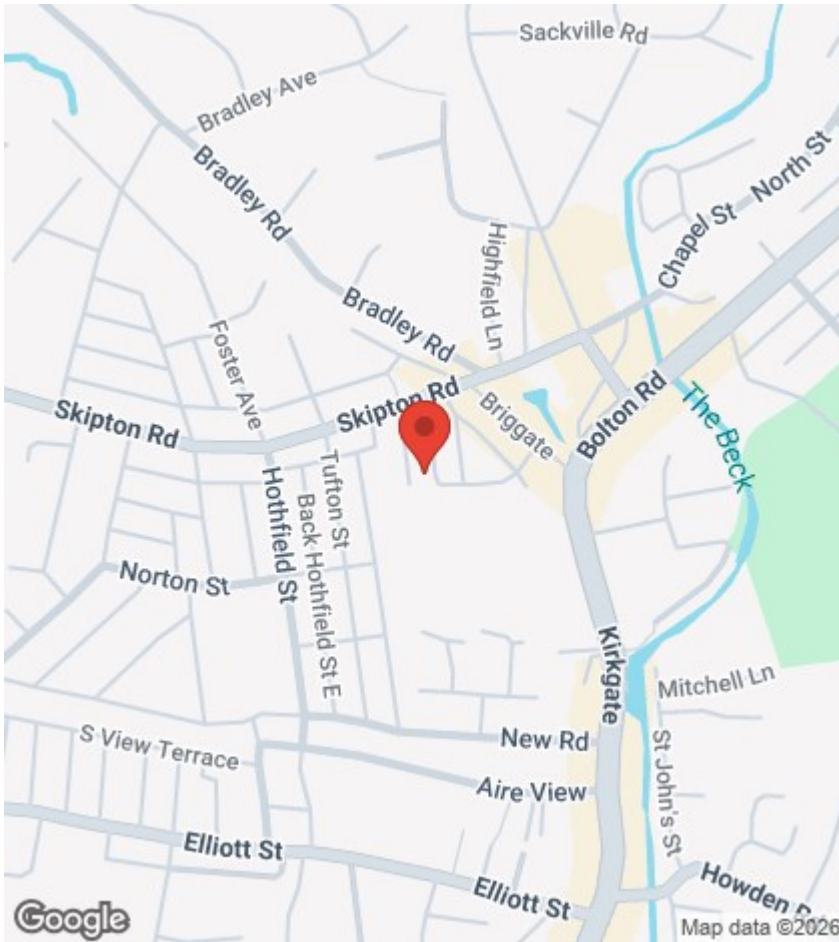
The first floor offers a generously proportioned principal bedroom to the front elevation with a large window and ample space for bedroom furniture. A second well-sized bedroom overlooks the rear and provides flexibility as a guest room, nursery or home office. The bathroom is accessed via a short split-level landing and is fitted with a modern three-piece white suite comprising a panelled bath with mixer tap, wash basin and low-level WC. Complementary tiling, wood-effect flooring and a window providing natural light complete the room.

A particularly valuable feature of this home is the spacious cellar, which benefits from plumbing for an automatic washing machine, power, central heating, recessed lighting and a rear-facing window, offering excellent storage, utility space or potential for a variety of uses.

Externally, the property enjoys an enclosed front garden with lawn and fencing, creating an attractive approach, whilst to the rear is a generous enclosed stone-flagged courtyard providing the perfect space for outdoor dining, entertaining or simply relaxing.

Silsden continues to be one of the Aire Valley's most desirable locations, offering an excellent range of everyday amenities including independent shops, supermarkets, highly regarded primary school, cafés, restaurants, traditional pubs and excellent transport links. Positioned conveniently between Skipton, Ilkley and Keighley, with Steeton railway station nearby, the property is ideally placed for commuters and those looking to enjoy the Yorkshire countryside.

Offering a superb blend of traditional charm and modern convenience in a highly desirable village location, this excellent home is sure to attract strong interest. Early viewing is highly recommended.



## 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			
(81-91) B			89
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

