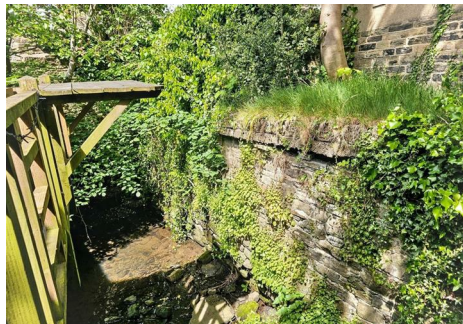




Briggate, Silsden, BD20 9JT

Asking Price £59,950

- WATERSIDE LOCATION
- NO UPPER CHAIN
- ELEVATED DECKING AREA OVERLOOKING THE BECK
- SEPERATE W.C FACILITY
- WALKTHROUGH VIDEO AVAILABLE ON RIGHTMOVE
- CASH BUYERS ONLY
- DETACHED STONE-BUILT RESIDENTIAL PROPERTY
- OPEN PLAN ARRANGMENT
- MAINS WATER & SEWAGE CONNECTIONS, LPG & SOLAR POWER
- BURSTING WITH CHARM & CHARACTER

Briggate, Silsden, BD20 9JT

Set next to a waterside location, this one-of-a-kind detached stone property is discreetly tucked away just off Briggate, Silsden. Appealing to cash buyers only and bursting with charm, character and individuality, this enchanting hidden gem has been lovingly transformed by the current owners over the past two years into a wonderfully atmospheric retreat.



Council Tax Band: A



PROPERTY DETAILS

3.35m (11'0") x 3.35m (11'0")

A truly one-of-a-kind detached stone dwelling, discreetly tucked away just off Briggate and positioned beautifully above the gently flowing beck below. Bursting with charm, character and individuality, this enchanting hidden gem has been lovingly transformed by the current owners over the past two years into a wonderfully atmospheric home, offering a peaceful and unique lifestyle in an idyllic setting.

Approached via a quaint cobbled passageway from the main road, the property immediately feels wonderfully secluded and private despite being moments from local amenities. Externally, the setting is nothing short of magical, with elevated decked seating areas overlooking mature greenery and the flowing beck beneath. Importantly, whilst the property enjoys an enviable waterside position, it sits high above the beck and is understood not to fall within a flood risk area.

Internally, the accommodation is rich in rustic charm and thoughtfully styled throughout, with exposed stonework, vaulted ceilings, exposed beams and carefully curated vintage-inspired finishes creating a warm and inviting atmosphere from the moment you step inside. The main living space offers an open-plan arrangement incorporating kitchenette facilities, a seating area and a multi-fuel stove, all enhanced by the property's incredible character features and natural surroundings visible from every angle.

A separate W.C facility has been fitted, whilst the overall design and ambience create a truly special retreat, ideal for those seeking a characterful residence away from the hustle and bustle of everyday life.

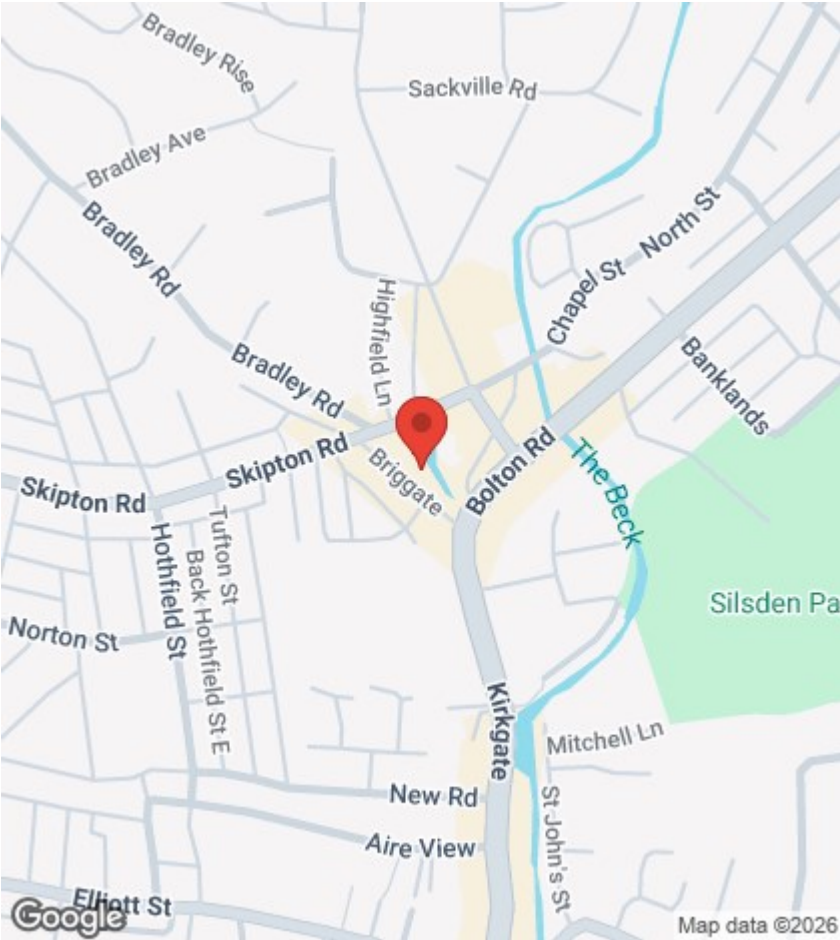
The current owners purchased the property approximately two years ago and it has been utilised for work purposes in the area. They have sympathetically improved and restyled the space throughout their ownership. Regrettably, due to relocation, the property is now offered for sale.

Please note that the property is for cash buyers only and is to be sold as seen, with the majority of furniture, fixtures, fittings and contents included within the sale, allowing the next owner to immediately enjoy the unique atmosphere and character that has been so carefully created. Whilst numerous improvements have been carried out during the current ownership, certain elements may not benefit from formal guarantees or certification.

The property benefits from mains water and sewage connections together with LPG, solar power and council tax registration.

Properties of this nature are exceptionally rare to the open market, particularly those offering such privacy, charm and individuality in such a picturesque tucked-away setting. Early viewing is strongly recommended to fully appreciate the lifestyle, atmosphere and character this truly special dwelling has to offer.

Silsden is a thriving and highly sought-after Aire Valley town, perfectly balancing everyday convenience with beautiful Yorkshire countryside surroundings. Popular with a wide range of buyers, the town offers an excellent selection of independent shops, cafés, bars, restaurants and supermarkets together with well-regarded primary schools and excellent transport links for commuters travelling to Skipton, Leeds, Bradford and beyond via nearby Steeton & Silsden railway station. The Leeds & Liverpool Canal, picturesque walking routes and surrounding moorland provide endless opportunities for outdoor enjoyment, whilst the town itself retains a strong sense of community and charm with regular local events, sports clubs and independent businesses helping create a welcoming and vibrant atmosphere. Positioned on the edge of the Yorkshire Dales yet remaining highly convenient for everyday living, it is easy to see why Silsden continues to grow in popularity year after year.



Viewings

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

EPC Rating:

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	1	72
England & Wales		EU Directive 2002/91/EC