Bolton Drive, Silsden, BD20 9FN

50% Shared Ownership £150,000

- 50% OWNERSHIP - SUBJECT TO RELEVANT CRITERIA
- **ALSO BEING MARKETED FOR FULL OWNERSHIP AT £300,000**
- THREE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- RENT FOR THE ADDITIONAL 50% OF THE PROPERTY
- STONE BUILT SEMI DETACHED PROPERTY
- ENCLOSED REAR GARDEN
- ELECTRIC CAR POWER POINT

84 Kirkgate, Silsden, Keighley, West Yorkshire, BD20 0PA
01535 655212

silsden@wilman-lodge.co.uk
www.wilman-lodge.co.uk

Bolton Drive, Silsden BD20 9FN

Offered with 50% or 100% ownership - subject to meeting the relevant criteria. This stunning, three bedroom home is set in the exclusive Bolton Gardens development, built in 2022 and finished to the highest of specifications with luxurious fixtures and fittings throughout complete with landscaped rear garden and off road parking.

3 1 1 B

Council Tax Band: C

PROPERTY DETAILS

Offered with a 50% ownership, pending the fulfilment of relevant criteria.

Standing proudly within a generous plot, this impressive three-bedroom stone-built semi-detached home forms part of an exclusive development by the renowned local builders, Skipton Properties Ltd. Lovingly owned from new, the current owners have beautifully landscaped the gardens to create an exceptional outdoor space, perfectly complementing the stylish and well-planned interior. Offered to the market with the option of a 50% shared ownership scheme (subject to eligibility criteria) or as a 100% freehold purchase, this is a fantastic opportunity for first-time buyers and growing families alike.

Designed with modern family living in mind, the spacious accommodation is arranged over two floors and finished to an excellent standard throughout. An early viewing is strongly recommended to fully appreciate the quality, space and attention to detail this superb home has to offer.

The welcoming entrance hall immediately creates a sense of space and is complemented by a practical ground floor cloakroom. The heart of the home is the beautifully appointed dining kitchen, offering ample space for a family dining table alongside a breakfast bar, making it the perfect setting for both everyday living and entertaining. Flowing effortlessly from the kitchen is the generous lounge, a bright and inviting room with French doors opening onto the rear garden, allowing natural light to flood the space and creating a seamless connection between the indoors and outdoors. Completing this floor is an under stair cupboard which has been professionally shelved making it an ideal storage space.

To the first floor, the spacious landing leads to three well-proportioned bedrooms, all offering comfortable accommodation for family living with the third bedroom having a fitted wardrobe. Completing the first floor is a contemporary three-piece house bathroom, finished with stylish fixtures and fittings. A partially boarded loft space provides extra storage facilities.

Externally, the property occupies an enviable plot with beautifully landscaped gardens extending to the front, side and rear. The enclosed rear garden enjoys a generous lawn and paved patio, providing an ideal space for relaxing, entertaining and children to play. An electric car power point and block-paved driveway offers ample off-street parking.

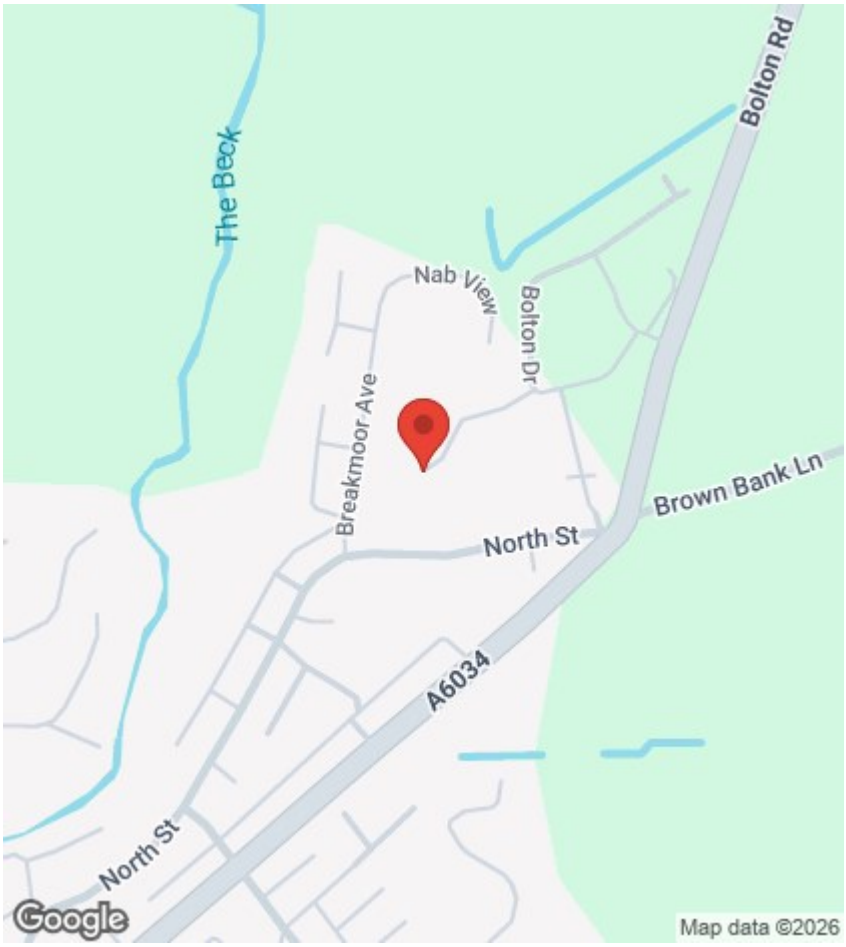
Situated on the sought-after Bolton Drive, at the upper end of Bolton Road, the property enjoys an enviable position on the edge of the thriving town of Silsden. Ideally placed between Skipton and Ilkley, Silsden offers excellent transport links for commuters, a highly regarded primary school, a range of independent shops, supermarkets, cafés, restaurants and leisure facilities, making it one of the area's most desirable places to call home.

ADDITIONAL DETAILS

The monthly rent charge is £458.11 per month -this included the estate management charge and insurance.

* Any potential purchasers will need to be financially qualified by the shared ownerships chosen IFA - TMP (The Mortgage People). The purchaser is not obliged to use TMP to obtain their mortgage but must pass a financial assessment and sign off with them to satisfy our regulatory requirements. For an assessment, the applicant should register here: Home - TMP The Mortgage People (tmpmortgages.co.uk)

* Auxesia Homes will also need to check that any buyer meets the Shared Ownership Eligibility Criteria.

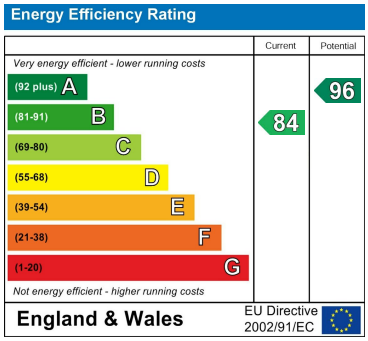


Viewings

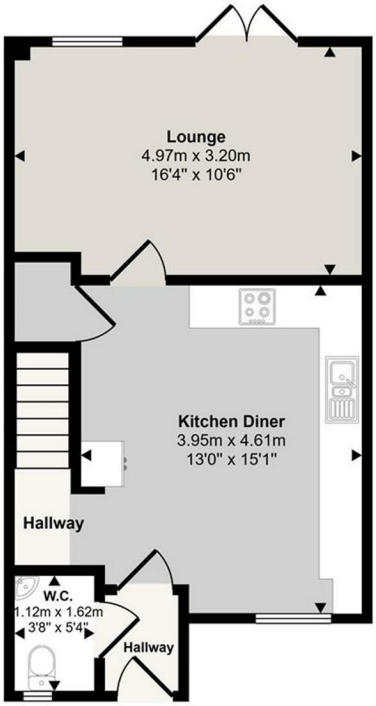
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

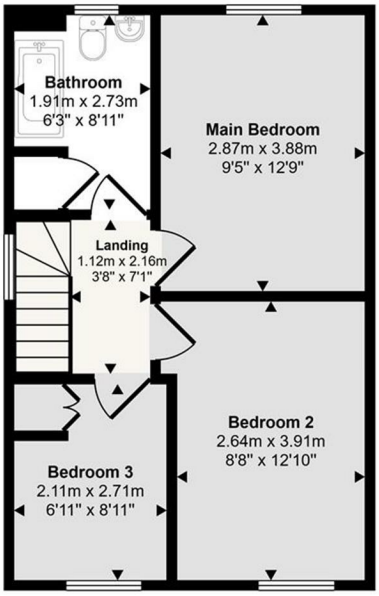
B



Approx Gross Internal Area
81 sq m / 869 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 39 sq m / 419 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.

84 Kirkgate, Silsden, Keighley, West Yorkshire, BD20 0PA
01535 655212
silsden@wilman-lodge.co.uk
www.wilman-lodge.co.uk