



Aire View, Silsden, BD20 0AW

Asking Price £174,950

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- RECENTLY RENOVATED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- STONE BUILT TERRACE
- BASEMENT WITH UTILITY ROOM
- MODERN FIXTURES AND FITTINGS
- CONVENIENT LOCATION

Aire View, Silsden, BD20 0AW

An exceptional opportunity to purchase a completely restored two-bedroom end-terrace property, renovated from the ground up to an exacting standard. Having undergone a full back-to-brick refurbishment, this home offers the rare chance to own a property with all the character of a traditional house combined with the comfort, efficiency and reliability of a modern new build.

Importantly, the property has not been lived in since the renovation was completed, meaning every fixture, fitting and appliance remains unused and in pristine condition.

The bright and spacious open-plan kitchen and living area creates a welcoming, contemporary space filled with natural light, perfect for modern living and entertaining. Beneath the property, a fully renovated cellar provides valuable additional space, currently configured as a utility area with hot and cold water supplies and electrical connections, whilst also offering potential for a home office, hobby room or additional storage.

Extensive insulation improvements throughout the property ensure excellent thermal efficiency, with both internal wall insulation and insulated plasterboard fitted to external walls, helping to reduce energy costs and create a comfortable living environment year-round.



Council Tax Band: A



PROPERTY DETAILS

A fully renovated two double-bedroom, traditional stone-built terraced home, arranged over three floors and renovated to an exceptional standard by the current owners.

Taken back to bare brick and comprehensively renovated throughout, this stunning two double-bedroom property offers all the character of a period home combined with the comfort, efficiency and finish of a brand-new build.

Having never been occupied since the renovation was completed, it is ready for its next owner to move straight in and enjoy.

Arranged over three floors, the property has been refurbished to an exceptional standard, with virtually every major component replaced to create a stylish, energy-efficient and low-maintenance home.

New double-glazed windows, a high-efficiency combination boiler, a complete central heating system with new radiators, new plumbing, electrics, flooring, carpets, internal doors and woodwork have all been installed, while comprehensive insulation upgrades ensure comfort and efficiency throughout.

The accommodation begins with a bright and inviting open-plan living, dining and kitchen space, flooded with natural light from large picture windows. The contemporary fitted kitchen provides a practical yet attractive hub of the home, complete with integrated appliances and modern finishes, making it ideal for both everyday living and entertaining.

A useful built-in cupboard houses the newly installed boiler and access is provided to both the basement and first-floor accommodation.

Stone steps lead down to the renovated cellar, which benefits from hot and cold water connections, power and excellent storage. This versatile space offers fantastic potential as a utility room, workshop, hobby room or even a home office for those working remotely.

To the first floor, a spacious landing leads to two generous double bedrooms and a beautifully finished contemporary bathroom suite, all presented in immaculate condition.

Occupying a convenient position on Aire View, just a short distance from the centre of Silsden, the property enjoys easy access to the town's excellent range of amenities, including independent shops, cafés, recreational facilities, a highly regarded primary school and excellent commuter links.

Offering the rare combination of period character and modern convenience, this remarkable home feels comparable to a new-build internally while retaining the charm of a traditional stone property.

A truly rare opportunity to purchase a home where every major component has already been replaced, offering complete peace of mind for years to come. Simply move in and enjoy a property that feels brand new from the moment you walk through the door.

List of renovations completed:

- * Full back-to-brick renovation throughout
- * Brand-new double-glazed windows
- * New central heating system
- * New radiators throughout
- * New high-efficiency boiler
- * New kitchen
- * New kitchen appliances
- * New electrics and fittings
- * New plumbing throughout
- * New flooring and carpets
- * Newly plastered and decorated walls and ceilings
- * New internal doors and woodwork
- * Comprehensive insulation upgrades
- * Renovated cellar with utility connections



Viewings

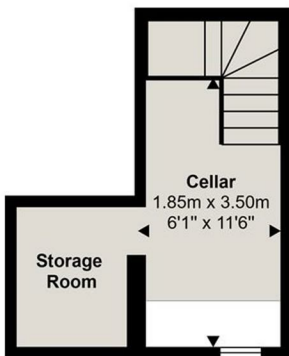
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

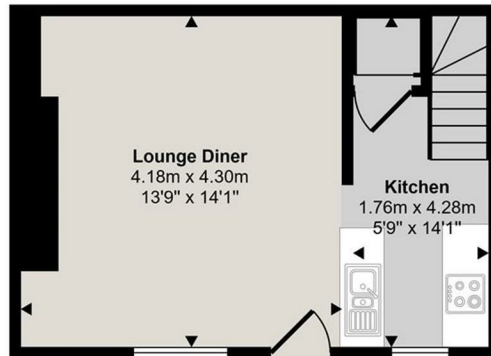
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

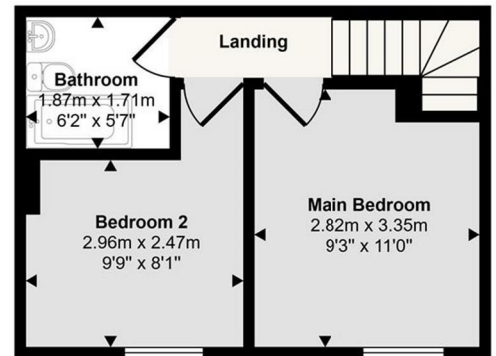
Approx Gross Internal Area
62 sq m / 670 sq ft



Cellar
Approx 11 sq m / 115 sq ft



Ground Floor
Approx 26 sq m / 281 sq ft



First Floor
Approx 25 sq m / 274 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.