



**Middleway, Silsden, BD20 0HX**

**Chain Free £169,950**

- NO UPPER CHAIN
- TWO BEDROOMS
- GARDENS TO FRONT & REAR
- LOFT SPACE
- CLOSE TO LOCAL AMENITIES
- SEMI-DETACHED BUNGALOW
- DRIVEWAY & GARAGE
- REAR EXTENSION
- IN NEED OF SOME MODERNISATION
- EXCELLENT TRANSPORT LINKS

# 4 Middleway, Silsden BD20 0HX

Looking for a bungalow to make your own? This property could be the perfect match. Situated in a convenient location and offered with no upper chain, this charming bungalow features two bedrooms, a rear extension off the kitchen, gardens, a garage and a driveway providing off-road parking.



Council Tax Band: C



## PROPERTY DETAILS

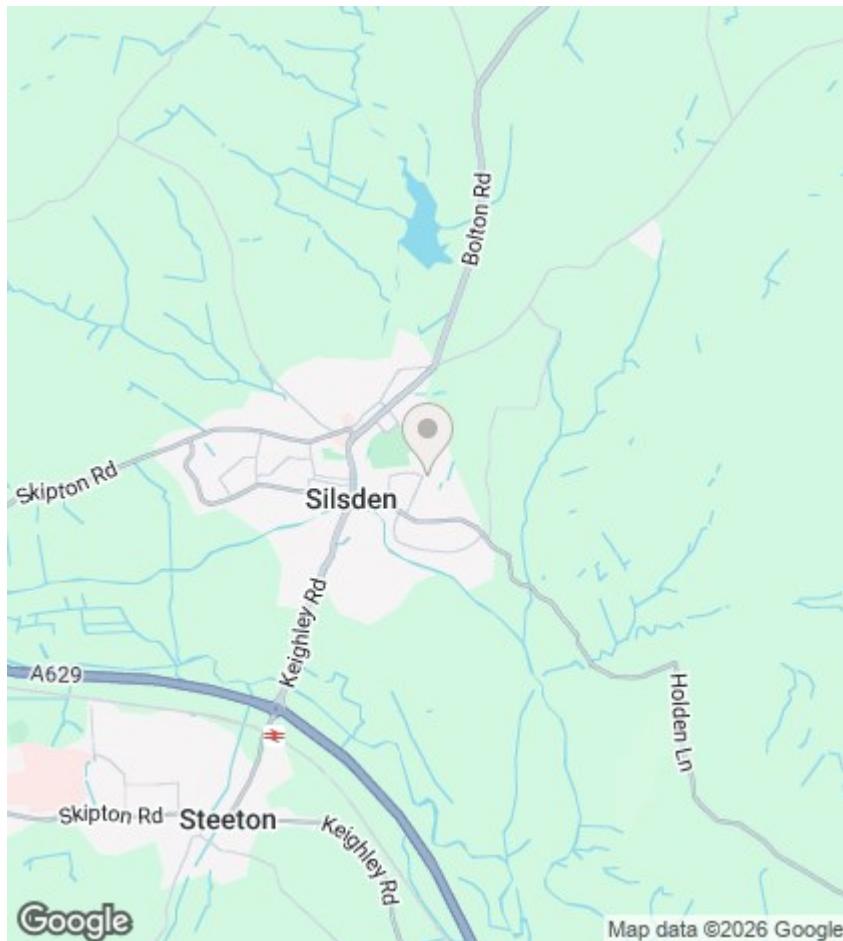
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Upon entering the property from the side you'll step into a hallway with built-in storage cupboards. From here, the inner hallway leads to a bright and spacious living room at the front of the property, along with the second bedroom. Opposite the master bedroom—complete with ample fitted wardrobes—is the house bathroom. At the rear, the kitchen opens into a versatile extension, perfect for relaxing while enjoying views of the rear garden.

Outside, the property boasts a manageable front garden, a driveway leading to a single garage, and a flagged patio garden at the rear—ideal for soaking up the sunshine, especially during the evening. This UPVC double-glazed, gas centrally heated bungalow offers fantastic potential and is highly recommended for viewing to fully appreciate its scope.

Nestled in the sought-after town of Silsden, this property benefits from a variety of local amenities, including shops, supermarkets, pubs and restaurants. You'll also enjoy picturesque countryside walks and the scenic canal towpath.

For commuters, Silsden offers excellent transport links with train services to Bradford, Leeds and London Kings Cross. It's also conveniently located for access to major business hubs in West Yorkshire and East Lancashire. Nearby towns such as Skipton, Keighley and Ilkley are just a short drive away.



## Directions

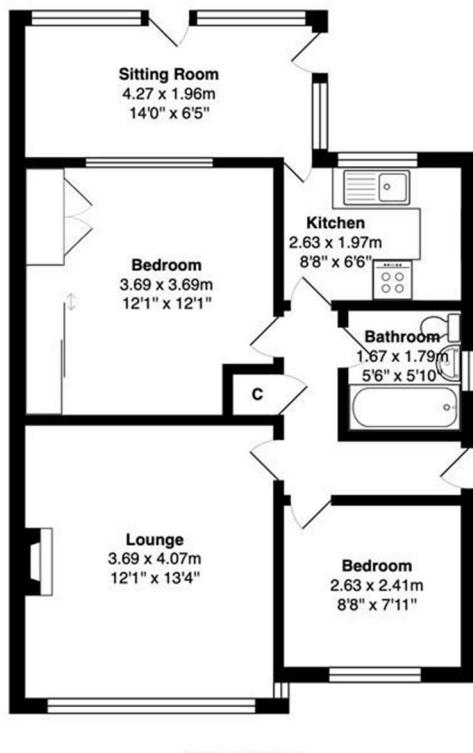
## Viewings

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		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

Total Area: 59.0 m<sup>2</sup> ... 636 ft<sup>2</sup>

All measurements are approximate and for display purposes only