



## The Forge, Greengate, Silsden, BD20 9LA

**Asking Price £189,950**

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING SPACE
- ENERGY EFFICIENT HOME
- PERFECT BLEND OF HERITAGE CHARM & CONTEMPORARY LIVING
- BEAUTIFULLY CONVERTED STONE-BUILT FORMER FORGE
- UPSIDE DOWN LAYOUT
- SLEEK & MODERN KITCHEN
- IDEAL FOR A VARIETY OF BUYERS
- CLOSE TO LOCAL AMENITIES

# The Forge, Greengate, Silsden BD20 9LA

This delightful townhouse presents an excellent opportunity for those seeking a comfortable and inviting home. With two spacious bedrooms, there is ample room for relaxation and personal space, making it ideal for small families, couples, or individuals.



Council Tax Band:



## **PROPERTY DETAILS**

Presented to the market for the very first time is this beautifully converted, stone-built former forge — now known as 1 The Forge — a characterful home that perfectly blends heritage charm with contemporary living. Thoughtfully transformed into three individual dwellings, Number 1 occupies the desirable end position and has been cleverly designed with an “upside-down” layout to make the most of the building’s striking architectural features.

Finished to an exceptional specification throughout, this impressive home is truly ready to move straight into and enjoy. It offers broad appeal, whether you are a first-time buyer, a downsizer or retiree, a professional seeking a stylish base or someone looking for a secure lock-up-and-leave property.

Stepping through the front door, you are welcomed into a bright and inviting entrance hall. On the ground floor are two well-proportioned double bedrooms, both thoughtfully designed to offer comfort and flexibility. Also on this level is a stylish three-piece bathroom suite, finished with modern fittings and a clean, contemporary aesthetic.

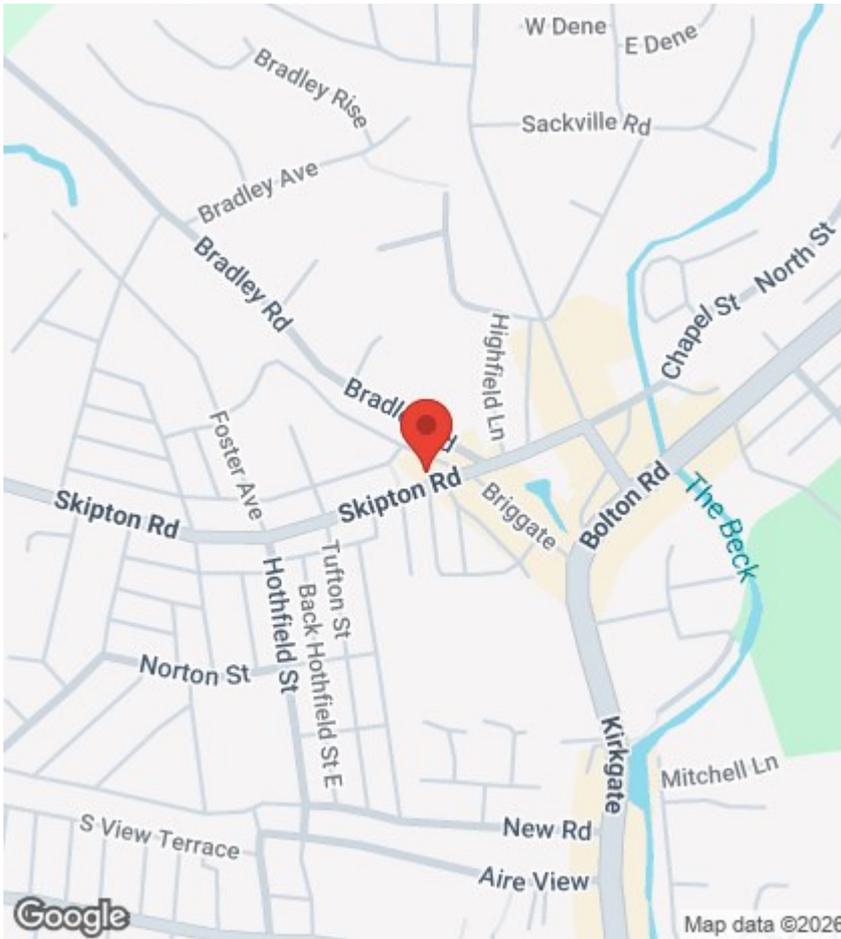
Stairs rise to the first floor where the home truly comes into its own. The open-plan living, dining and kitchen space is set beneath a vaulted ceiling that extends into the roof void, creating an impressive sense of height and openness. Natural light floods the room from two sets of windows positioned to both the front and rear elevations, enhancing the airy, spacious feel. The kitchen itself is sleek, bright and modern, offering a perfect setting for both everyday living and entertaining.

Positioned at the lower end of Skipton Road, just beyond the converted old cinema, the location is as charming as the property itself. This quaint setting sits only a short stroll from the thriving town centre, where a picturesque beck and waterfall — home to resident ducks — create a delightful focal point. The area boasts a wonderful selection of independent shops, cafés, bars and restaurants, along with an excellent primary school and superb commuting links. It is a town that continues to attract buyers from far and wide thanks to its strong sense of community and lifestyle appeal.

For those seeking a high-specification, energy-efficient home in a convenient yet characterful location, 1 The Forge presents a rare and exciting opportunity.

## **PLEASE NOTE**

Council Tax Band to be confirmed



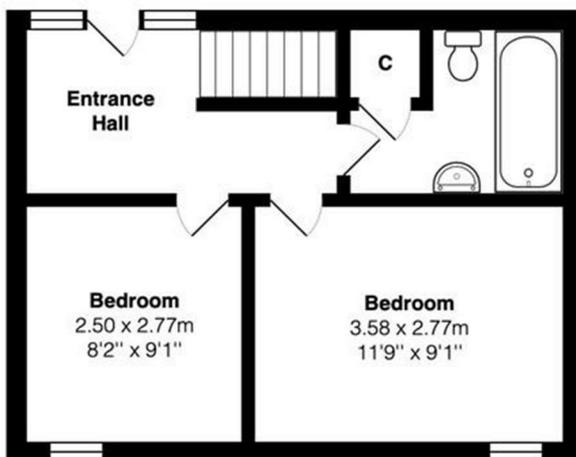
## Viewings

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

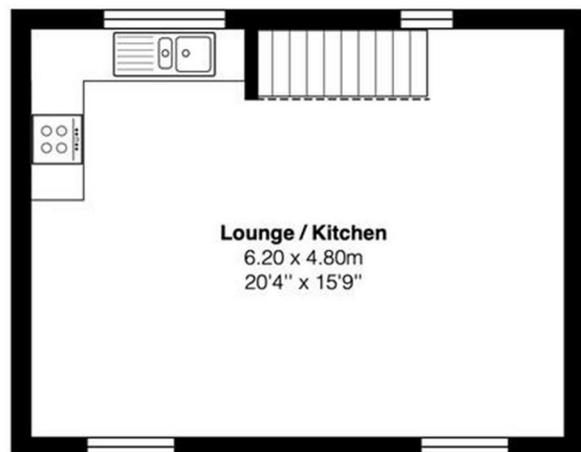
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>

All measurements are approximate and for display purposes only