



18 Bolton Terrace, Silsden, BD20 0JS

Asking Price £329,950

- NO UPPER CHAIN
- THREE BEDROOMS
- SINGLE GARAGE
- CONSERVATORY
- CLOSE TO AMENITIES
- STONE BUILT DETACHED PROPERTY
- DELIGHTFUL ENCLOSED REAR GRADEN
- PRIVATE PARKING
- DOUBLE GLAZING & CENTRAL HEATING THROUGHOUT

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Council Tax Band: D



PROPERTY DETAILS

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Stepping inside, you are welcomed by a bright entrance hall with cloakroom, setting the tone for the quality throughout. The modern kitchen is both stylish and practical, while the spacious sitting room offers a warm and comfortable setting to relax.

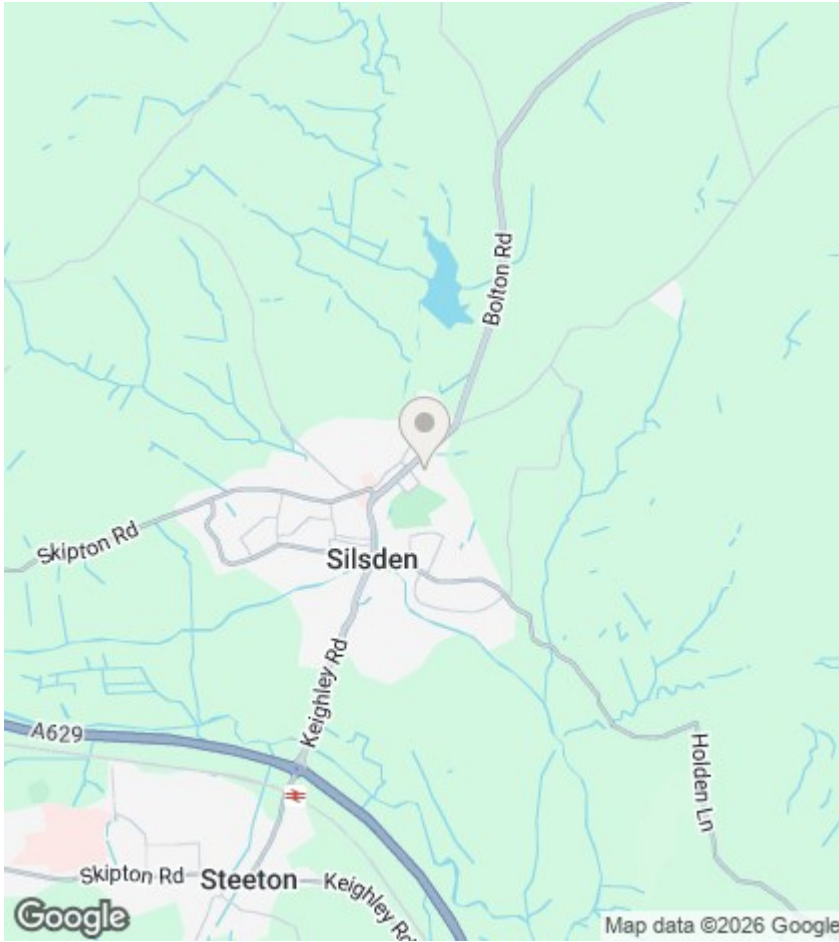
This space flows effortlessly through to a dining area and conservatory, creating a wonderful open feel that's perfect for everyday living and entertaining alike, with a lovely connection out to the garden beyond.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a standout four-piece bathroom, finished to a high standard and designed to offer a touch of luxury to your daily routine.

Externally, the property enjoys a block-paved driveway and single garage, providing private parking for up to four cars. To the rear is a delightful, enclosed garden, thoughtfully designed with a flagged patio, pebbled areas and raised flower borders - ideal for enjoying warmer days, whether entertaining guests or simply unwinding in a peaceful setting.

Situated in the ever-popular village of Silsden, the property benefits from a fantastic range of local amenities right on your doorstep, including shops, a supermarket, well-regarded schools, and a selection of pubs and eateries.

Perfectly positioned between Skipton, Ilkley and Keighley, and with Steeton railway station nearby, it offers excellent connectivity for commuters while still enjoying a strong sense of community.



Directions

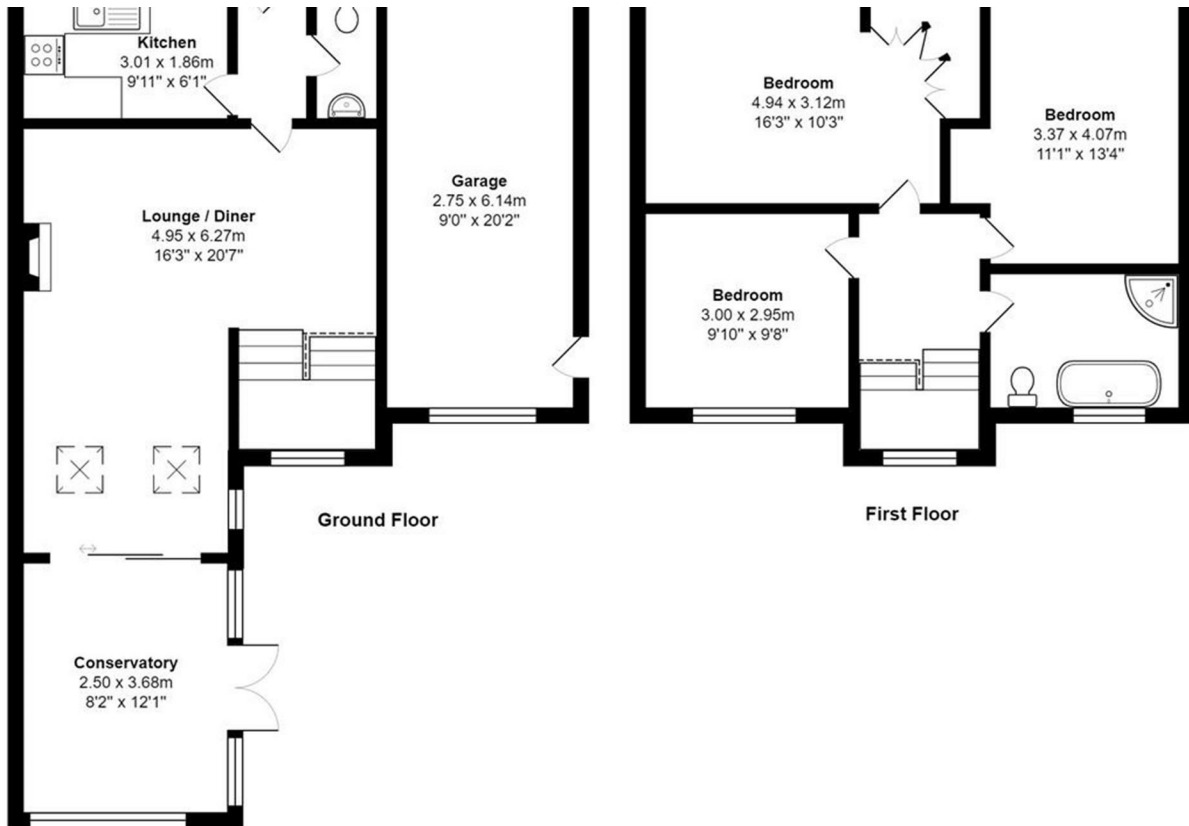
Viewings

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			84
(69-80) C		74	
(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	



Total Area: 118.9 m² ... 1280 ft²