



Airedale Mews, Silsden, BD20 0AE

**Asking Price £199,950**

- NO UPPER CHAIN
- TWO BEDROOMS
- ENCLOSED GARDEN TO REAR
- CUL-DE-SAC LOCATION
- FANTASTIC RENTAL OPPORTUNITY
- END TOWNHOUSE
- OFF ROAD PARKING
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- IDEAL FOR A FTB OR DOWNSIZER

# Airedale Mews, Silsden BD20 0AE

Tucked away in a peaceful cul-de-sac position, yet just a stone's throw from the centre of Silsden, this two bedroom townhouse offers versatile and well-planned accommodation and is ideally suited to a wide range of buyers, including first-time purchasers, couples, those looking to downsize and investors seeking a desirable rental opportunity.



Council Tax Band: B



## PROPERTY DETAILS

Tucked away in a peaceful cul-de-sac position, yet just a stone's throw from the centre of Silsden, this appealing property forms part of a small and select development surrounded by similarly high-quality homes. Offering versatile and well-planned accommodation, the property is ideally suited to a wide range of buyers, including first-time purchasers, couples, those looking to downsize and investors seeking a desirable rental opportunity.

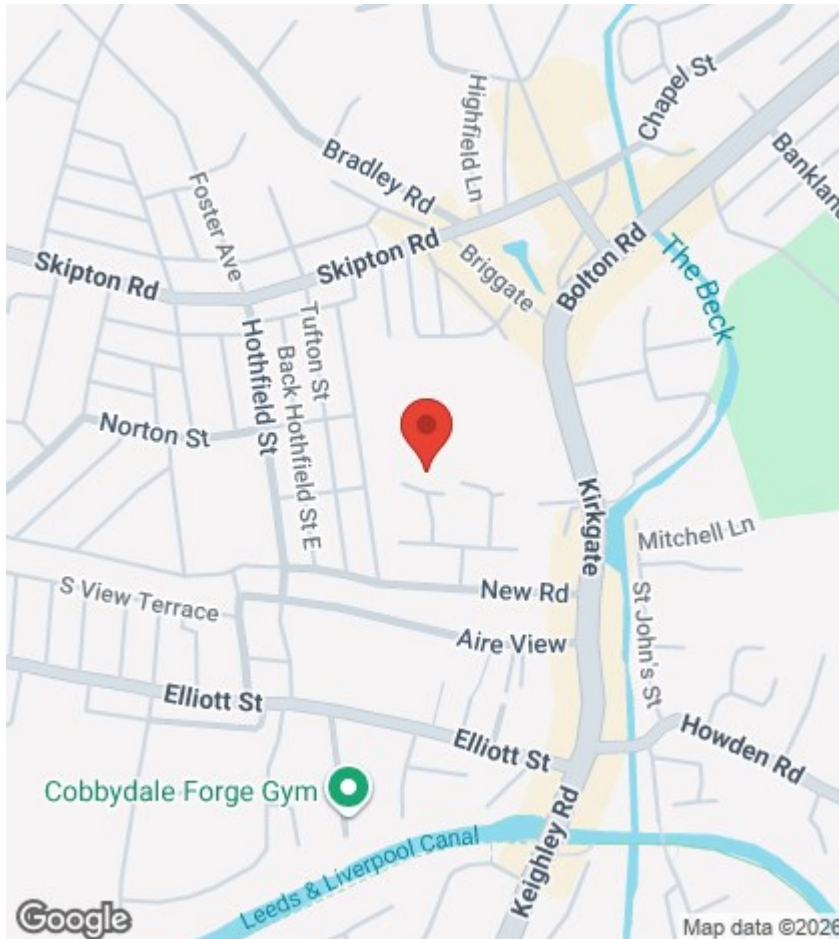
Internally, the accommodation opens into a welcoming sitting room, featuring an attractive fireplace surround with recessed gas fire and an open staircase rising to the first floor. The room provides a comfortable and inviting reception space, with the open staircase adding a feeling of light and continuity.

The dining kitchen is well equipped with a good range of fitted units and provides ample room for both cooking and dining. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces and making this an ideal area for entertaining during the warmer months.

To the first floor are two bedrooms -the principal bedroom is a generous double room, benefiting from built-in wardrobes together with a large storage cupboard, providing excellent practical storage. The second bedroom is a good-sized single room and is further enhanced by useful wall-to-wall fitted wardrobes. Completing this floor is a modern shower room, fitted in a contemporary style.

Externally, the property benefits from off-road parking to the front, while to the rear is a particularly pleasant and private garden, providing an ideal space for outdoor seating, entertaining or simply enjoying the sunshine.

Silsden is a popular and well-established town situated between Skipton and Ilkley, offering an excellent balance of village-style community living and convenient access to larger commercial centres. The town provides a good range of everyday amenities, including shops, cafés, restaurants, public houses, a school and recreational facilities, while the surrounding Aire Valley countryside offers a wealth of opportunities for walking and outdoor pursuits. For commuters, the nearby towns of Ilkley, Skipton, Keighley and Bradford are readily accessible by road, with the Airedale and Wharfedale railway network providing further connections to Leeds and Bradford.



## Viewings

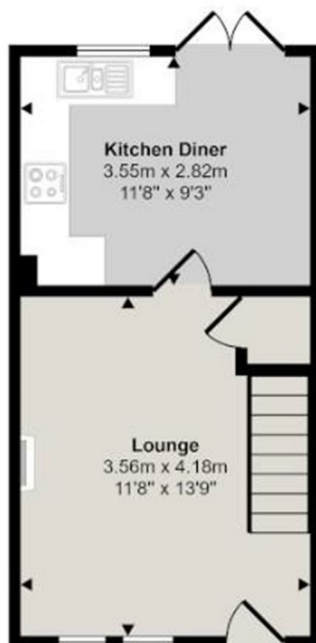
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 87        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
51 sq m / 547 sq ft



Ground Floor  
Approx 25 sq m / 273 sq ft



First Floor  
Approx 25 sq m / 273 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.