



Weavers Walk, Silsden, BD20 9PZ

Asking Price £125,000

- NO UPPER CHAIN
- ONE DOUBLE BEDROOM
- PRIVATE PARKING SPACE
- WELL EQUIPPED KITCHEN
- QUIET COURTYARD SETTING
- CHARMING GROUND-FLOOR APARTMENT
- SMALL FRONT GARDEN AREA
- RECENTLY DECORATED & NEW FLOORING THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE
- CLOSE TO LOCAL AMENITIES



# Weavers Walk, Silsden, BD20 9PZ

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Council Tax Band: B



### PROPERTY DETAILS

A wonderful opportunity has arisen to acquire a charming ground-floor, one-bedroom apartment, complete with its own private entrance, a neat front garden and an allocated parking space. Immaculately maintained, recently redecorated and boasting new flooring throughout, this spacious home will appeal to a wide range of buyers—from first-time purchasers to those looking to downsize and enjoy a quieter pace of life.

Positioned on level ground and just a short stroll from local amenities, the property offers convenience and comfort in equal measure. Step through the private front door into a generous sitting room filled with natural light from the front-facing window. An inner hallway leads to an exceptionally large walk-in storage cupboard, accompanied by an additional cupboard housing the water cylinder. The well-equipped kitchen provides ample space for culinary needs, while the double bedroom overlooks the peaceful courtyard. Completing the interior is a bright white three-piece bathroom suite.

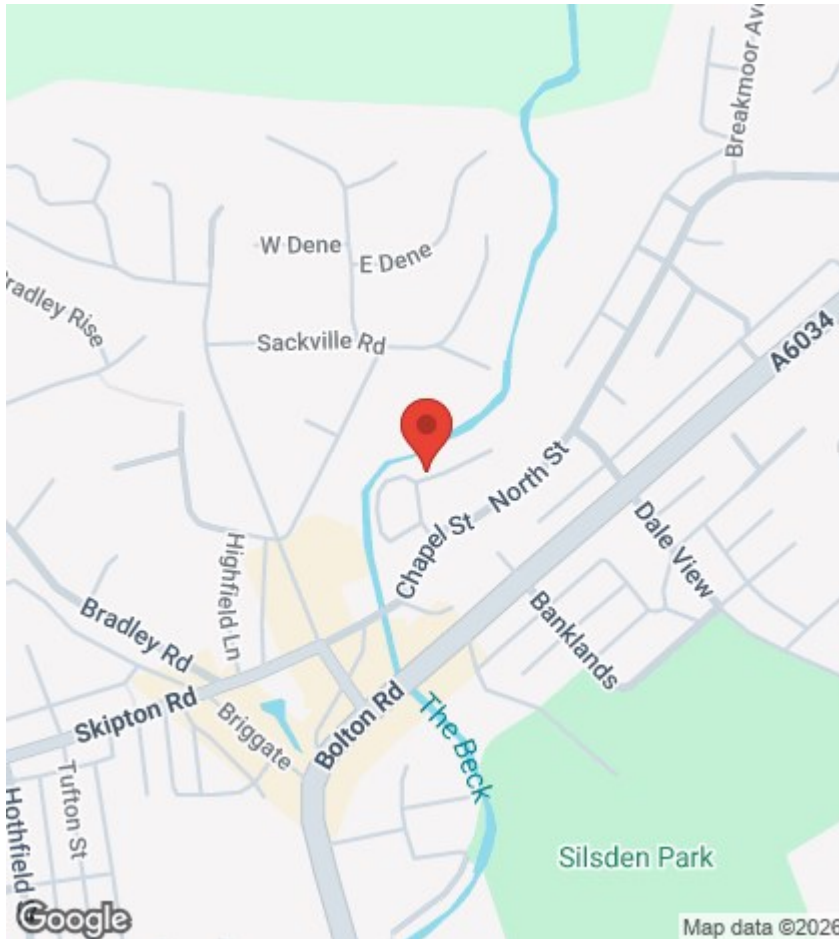
Outside, the small front garden area is a bonus, and the private parking space ensures easy access at all times.

Weavers Walk itself is a delightful, intimate development of homes tucked quietly just off North Road. A brief walk brings you to the Town Centre, where an excellent selection of shops, amenities, schools, medical facilities and transport links can be found. It is a highly sought-after area, attracting a variety of buyers thanks to its convenience and charm.

If you are seeking a low-maintenance, excellent-value apartment in an attractive and well-regarded setting, this property is certainly worth your attention.

### ADDITIONAL INFORMATION

Service charge is £550 per annum which covers Building Insurance (not contents), fire alarms, electricity bills of the communal areas, health & safety and window cleaning.



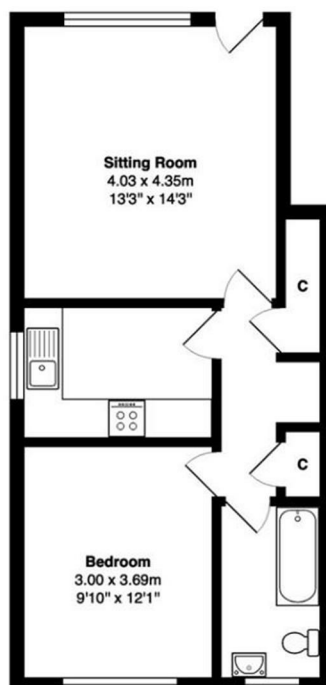
## Viewings

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 66      | 72                      |
| (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 |



Total Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>

All measurements are approximate and for display purposes only