



Kent Avenue, Silsden, BD20 0BU

Asking Price £199,950

- NO UPPER CHAIN
- THREE BEDROOMS
- DETACHED GARAGE
- NEW BOILER
- SEMI DETACHED
- LARGE GARDENS TO FRONT AND REAR
- DRIVEWAY
- SPACIOUS FAMILY HOME

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Looking for a spacious home with large gardens to both the front and rear, a driveway, garage and the opportunity to put your own stamp on it? This three-bedroom semi-detached property is tucked away in a popular cul-de-sac and offers a well equipped kitchen alongside generous outdoor space with excellent scope to personalise.



Council Tax Band: B



PROPERTY DETAILS

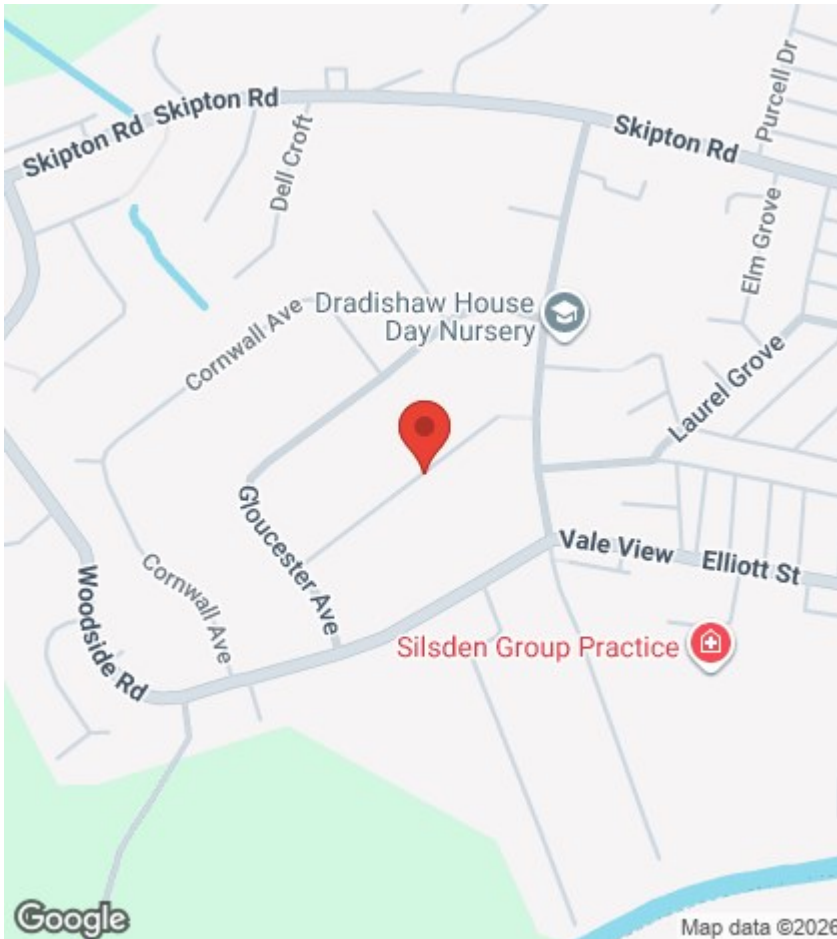
Looking for a spacious home with large gardens to both the front and rear, a driveway, garage and the opportunity to put your own stamp on it? This three-bedroom semi-detached property is tucked away in a popular cul-de-sac and offers a well equipped kitchen alongside generous outdoor space with excellent scope to personalise.

The property opens into a central hallway featuring useful under-stairs storage and a large cupboard at the far end, providing practical everyday storage. To the left is the main living room, which runs the full depth of the house and offers ample space for both seating and dining. Dual-aspect windows allow plenty of natural light to flow through the room. The kitchen is modern and well planned, featuring contrasting worktops, a stainless steel sink and integrated appliances -all of which are included in the sale. A window to the rear elevation overlooks the garden, while a side door leads into a useful storage area or utility room.

On the first floor, there are two front-facing bedrooms enjoying views across the Aire Valley, along with a spacious third bedroom and a house shower room. Outside, the front garden is a good size with established flower beds and a pathway leading to the front door. A driveway provides ample off-road parking and leads to a detached garage. A side path gives access to the rear garden, which enjoys a pleasant aspect and generous space. The garden features patio seating areas, a greenhouse, two ponds and a variety of mature trees and shrubs.

With the amenities in the town centre just a short walk away, the property is ideal for first-time buyers or young families seeking more space both inside and out. Silsden has become one of the Aire Valley's most desirable towns, prized for its excellent range of amenities including independent coffee shops, supermarkets, bars and restaurants, along with a new primary school, medical facilities and excellent bus and train links, all within easy walking distance. Positioned midway between Skipton and Ilkley, the town appeals to buyers of all ages and continues to offer superb value for money.

For anyone seeking a stylish, adaptable home in a sought-after setting, just moments from everything Silsden has to offer, this property is sure to impress.



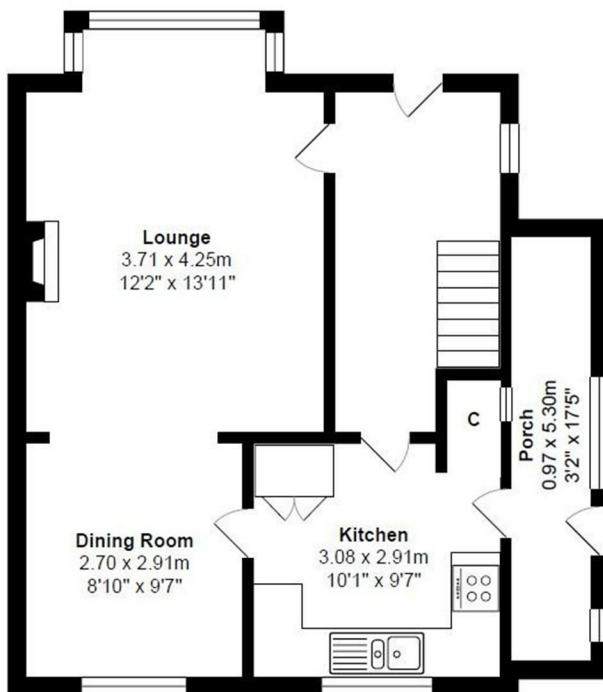
Viewings

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

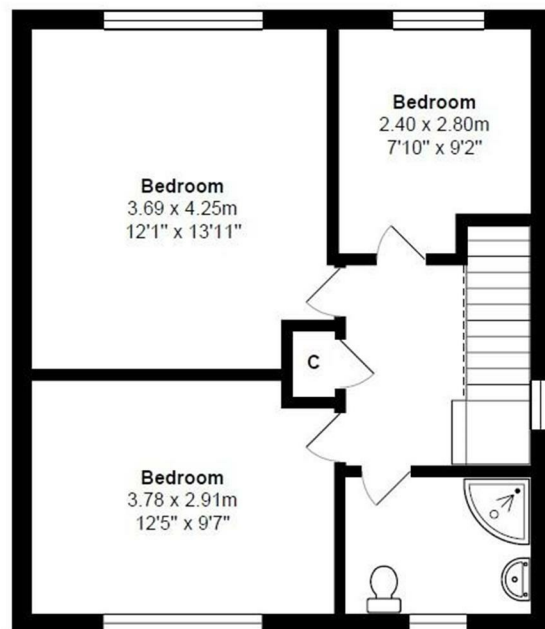
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	84
(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: 97.1 m² ... 1045 ft²

All measurements are approximate and for display purposes only