



Bolton Road, Silsden, BD20 0JY

Asking Price £199,995

- NO UPPER CHAIN
- POTENTIAL TO CREATE ADDITIONAL BEDROOM
- BESPOKE KITCHEN
- UPVC DOUBLE GLAZING
- GOOD TRANSPORT LINKS
- VICTORIAN THREE BED TERRACE
- TWO RECEPTION ROOMS
- CENTRAL HEATING
- CLOSE TO AMENITIES

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A SUBSTANTIAL STONE THREE BEDROOM VICTORIAN TERRACE HOUSE. Modernised and upgraded to now offer a STYLISH WELCOMING FAMILY HOME that enjoys WELL BALANCED AND SPACIOUS LIVING ACCOMMODATION, laid out over four floors. This stunning home is ready to move into and enjoy and certainly requires internal inspection to justify the size and quality on offer.



Council Tax Band: B



PROPERTY DETAILS

This substantial three-bedroom Victorian stone and slate terrace offers an exceptional opportunity to acquire a beautifully presented and deceptively spacious family home, arranged over four well-planned floors. With the potential (subject to necessary planning consents) to create a fourth bedroom, this elegant property combines period charm with modern convenience.

Located on a sought-after row of quality stone-built homes on the approach to Addingham, the property is ideally situated for access to the vibrant town of Silsden. A wealth of amenities are nearby, including shops, primary school, healthcare facilities, and a wide range of pubs, restaurants, and cafes. Excellent transport links include a train station within approximately a 20-minute walk and a bus stop virtually on the doorstep, making commuting straightforward.

Internally, the home is ready to move into and enjoy. Thoughtfully upgraded, it offers spacious and balanced accommodation throughout. For those looking for a handsome property, conveniently located, ready to move into and enjoy, then take a look.

Briefly the central heated and double glazed accommodation comprises;

Panelled and etched glazed door into;

SITTING ROOM

13'2 x 11'0

with feature wall, recessed fireplace with stone hearth, laminate flooring, picture rail and ceiling rose with centre light.

INNER HALL

With enclosed staircase leading to the first floor.

LIVING/DINING ROOM

13'3" x 11'1"

with original built in cupboard and drawers to the side of the chimney breast, picture rail, access to both the cellar and kitchen and ceiling light.

BESPOKE KITCHEN

9'8" x 7'10"

with a super handmade kitchen having Pippy Sycamore solid wood wall and base units with sunken cream sink and drainer unit with matching mixer taps, wood effect work surface over with ceramic tiling above, built in

electric oven with four ring induction hob with extractor fan over, recessed lighting, slate effect tiled floor, panelled and glazed door leading to the rear.

CELLAR

With provision for an automatic washing machine, power and light.

FIRST FLOOR

Landing with access to the second floor, ceiling light.

BEDROOM ONE

13'1" x 10'5"

with an excellent range of modern built in wardrobes with overhead cupboards, matching bedside cabinets and dressing table, ceiling light.

BEDROOM TWO

8'2" x 6'7"

good sized bedroom situated to the rear of the property with neutral décor, carpet and ceiling light.

LUXURY BATHROOM

containing a white three piece suite comprising; limed oak effect panelled bath with thermostatically controlled shower over, glazed shower screen, recessed wash basin in limed oak effect cabinet together with low suite W.C., contemporary tiling to the walls, heated chrome towel rail, large cupboard with limed oak effect sliding doors housing the Ideal combination boiler, built in shelving, tiled effect flooring, panelled ceiling with recessed lighting.

SECOND FLOOR

LARGE DORMER BEDROOM

19'9" x 11'8"

This has potential to create two bedrooms having deep storage cupboard under the eaves, ceiling light.

OUTSIDE

There is a low maintenance pebbled garden area to the front whilst to the rear is a gated enclosed rear yard, with outside light and tap, along with parking for one car.



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) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC