



## Bolton Terrace, Silsden, BD20 0JS

**Offers Over £280,000**

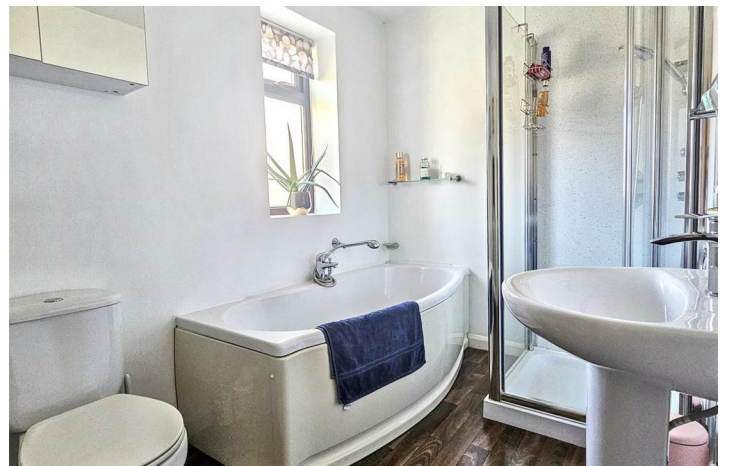
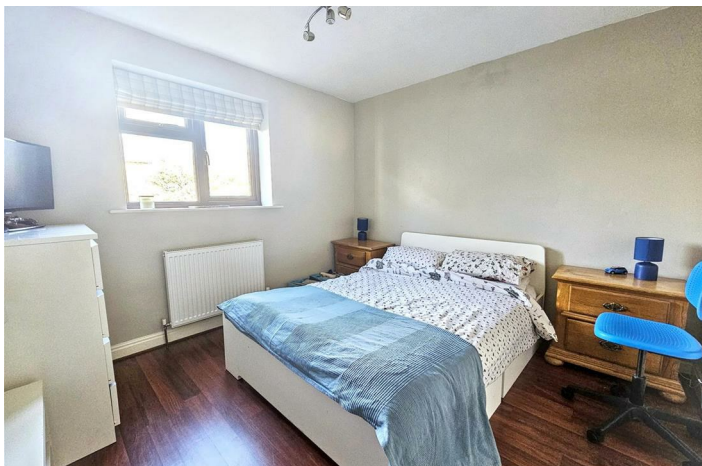
- **\*\*NO UPPER CHAIN\*\***
- **THREE DOUBLE BEDS**
- **GENEROUS OUTSIDE SPACE**
- **CHARMING LOG BURNING STOVE**
- **CONSERVATORY WITH UNDER FLOOR HEATING**
- **WELL-PROPORTIONED BEDROOMS**
- **FLows EFFORTLESSLY THROUGHOUT**
- **HIGHLY SOUGHT-AFTER LOCATION**
- **DETACHED PROPERTY**
- **OFF-ROAD PARKING**

# Bolton Terrace, Silsden, BD20 0JS

This beautifully presented three double bedroom detached home offers a wonderful balance of space, warmth and versatility, perfectly suited to modern family living whilst retaining a cosy and inviting feel throughout.



Council Tax Band: D



## PROPERTY DETAILS

This beautifully presented three double bedroom detached home offers a wonderful balance of space, warmth and versatility, perfectly suited to modern family living whilst retaining a cosy and inviting feel throughout.

Stepping inside, you are welcomed by a practical entrance area with access to a convenient downstairs WC with hand wash basin, ideal for busy households and visiting guests alike. From here, the home opens into a truly impressive living space.

The main living room is generous in size, centred around a charming log burning stove which creates a lovely focal point and adds to the homely atmosphere. The layout flows effortlessly, offering ample room for a range of furnishings whilst still feeling intimate and comfortable.

Double doors lead through to a further reception room which is currently utilised as a dining area and music room, but equally lends itself to a home office, playroom or snug depending on your needs. This added flexibility is a real asset for modern lifestyles.

To the rear of the property, the kitchen is well laid out with a good range of units and worktop space, perfectly functional as it is, yet offering scope for a buyer to personalise over time. A separate utility room sits just off the kitchen, providing additional storage and laundry space, helping to keep the main kitchen area clutter-free.

One of the standout features of this home is the beautiful conservatory to the rear. Bathed in natural light and overlooking the garden, it offers a peaceful spot to sit and unwind all year round; whether enjoying a peaceful start to the day or relaxing with a book.

Upstairs, the sense of space continues. The principal bedroom is a particularly generous double, featuring dual aspect windows which flood the room with light and create a calm, airy feel. There is ample space for wardrobes and additional furnishings, making it a truly comfortable retreat. There are two further double bedrooms, each well-proportioned and offering flexibility for family living, guests or working from home.

The house bathroom is stylishly appointed, comprising a modern suite with a bath, separate shower, wash basin and WC, designed with both practicality and relaxation in mind.

Externally, the property continues to impress. To the front, there is off-road parking along with a neat, low-maintenance frontage which enhances the home's kerb appeal. To the rear, the garden is a private and tranquil haven, thoughtfully designed with a combination of paved seating areas and gravelled sections, surrounded by mature planting and established greenery. It's a space that invites you to slow down; perfect for entertaining, gardening or simply enjoying the outdoors in peace.

Altogether, this is a home that offers far more than first meets the eye; thoughtfully laid out, full of warmth and with the flexibility to adapt to a range of lifestyles, making it an exciting opportunity for its next owners.

Living in Silsden offers the perfect blend of countryside charm and everyday convenience. Nestled between Skipton and Keighley, this thriving village is well known for its welcoming community, excellent local amenities and beautiful surroundings. From scenic canal sidewalks and access to the Yorkshire Dales, to independent shops, cafés, well-regarded schools and strong transport links, Silsden appeals to a wide range of buyers.

Whether you're looking for a peaceful place to unwind or a well-connected base for commuting, it's easy to see why so many people are proud to call Silsden home.



## Viewings

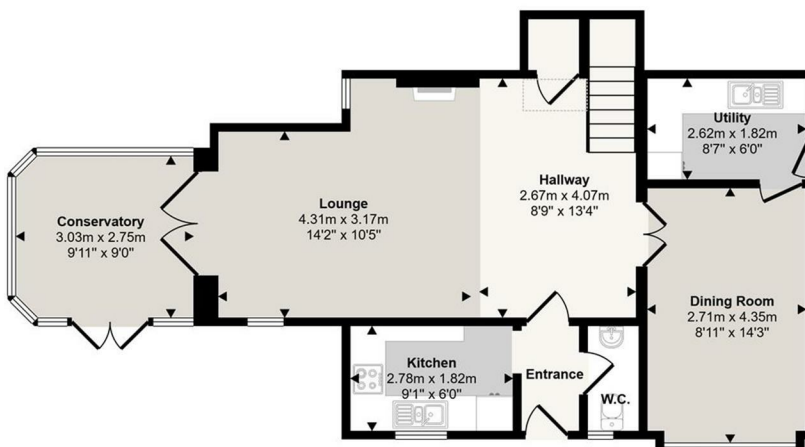
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

D

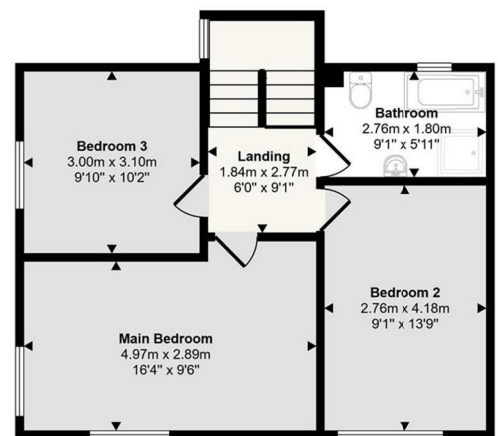
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
116 sq m / 1248 sq ft



Ground Floor  
Approx 66 sq m / 709 sq ft

Denotes head height below 1.5m



First Floor  
Approx 50 sq m / 538 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.