



Aireville Crescent, Silsden, BD20 0JA

Asking Price £255,000

- SEMI DETACHED PROPERTY
- DETACHED SINGLE GARAGE
- GENEROUS REAR GARDEN
- FANTASTIC FAMILY HOME
- PANORAMIC VIEWS
- THREE BEDROOMS
- PRIVATE DRIVEWAY
- CUL DE SAC LOCATION
- CLOSE PROXIMITY TO THE HIGHLY REGARDED PRIMARY SCHOOL
- SOUGHT AFTER LOCATION

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Occupying a glorious plot with open fields adjoining the rear, this superb three-bedroom semi-detached family home offers an exceptional opportunity to create a wonderful long-term residence in one of Silsden's most sought-after locations.



Council Tax Band: C



PROPERTY DETAILS

Occupying a glorious plot with open fields adjoining the rear, this superb three-bedroom semi-detached family home offers an exceptional opportunity to create a wonderful long-term residence in one of Silsden's most sought-after locations. Having been cherished by the same family since 1994, the property is now ready for a new owner to modernise and personalise, offering tremendous potential to add value while creating a home tailored to individual tastes and requirements.

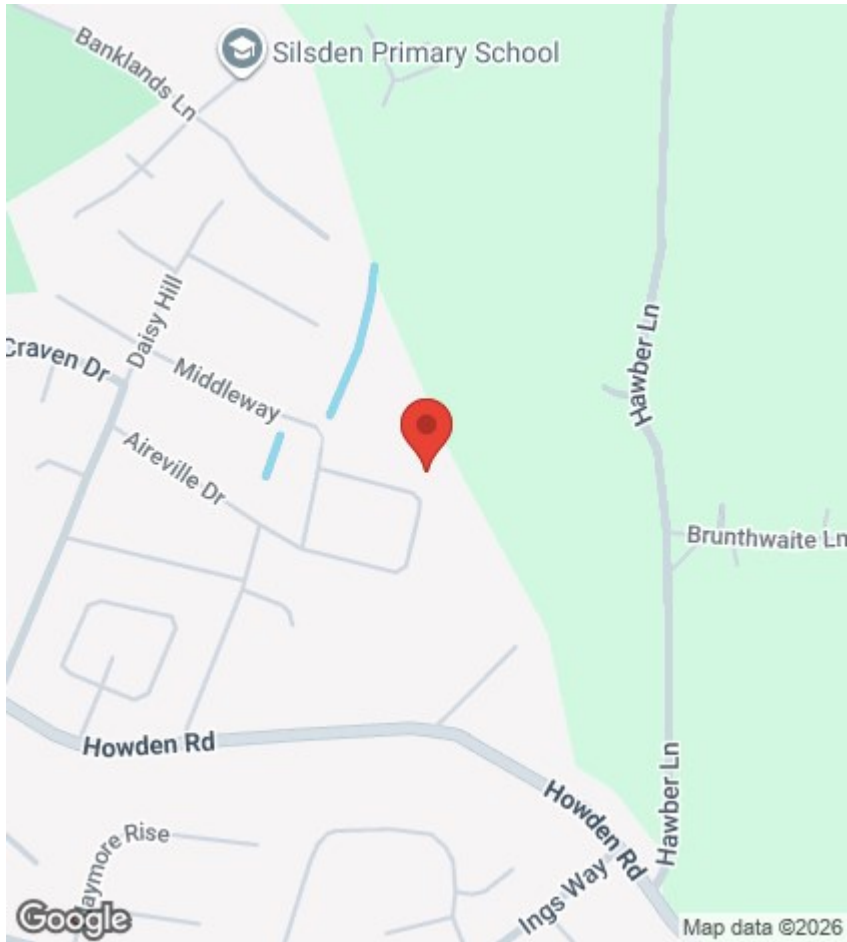
The accommodation begins with a welcoming and spacious entrance hall. To the left is an impressive through lounge, flooded with natural light from the large bay window to the front, which enjoys pleasant open views. To the rear, patio doors open directly onto the generous garden, creating an ideal space for both family living and entertaining. The kitchen is well-proportioned and offers excellent potential for updating. It benefits from a useful pantry cupboard and provides convenient access to the side of the property.

The first floor features a spacious landing with a side elevation window, leading to three well-proportioned bedrooms, each enjoying delightful views over the surrounding area. A generous three-piece family bathroom completes the accommodation.

Externally, the property continues to impress. A private driveway leads to a detached single garage, while the front garden is laid mainly to lawn with mature planting. Gated side access leads to the substantial rear garden, a true highlight of the home, enjoying a high degree of privacy and backing directly onto open fields. Beautifully established with a variety of mature shrubs, bushes, small trees and hedging, the garden also includes a greenhouse, making it an ideal haven for keen gardeners, families and those simply wishing to enjoy the peaceful surroundings, while enjoying beautiful panoramic views of the surrounding countryside.

Offering an enviable position, generous gardens and outstanding potential, this is a rare opportunity to acquire a family home in a location where owners tend to stay for many years. Early viewing is a must.

Aireville Crescent is a highly regarded cul-de-sac where properties are rarely available, a testament to the popularity of this established neighbourhood. Silsden itself boasts an excellent range of local amenities, the highly regarded school primary school, bus and rail links for commuters, together with an abundance of recreational facilities and scenic countryside walks.



Viewings

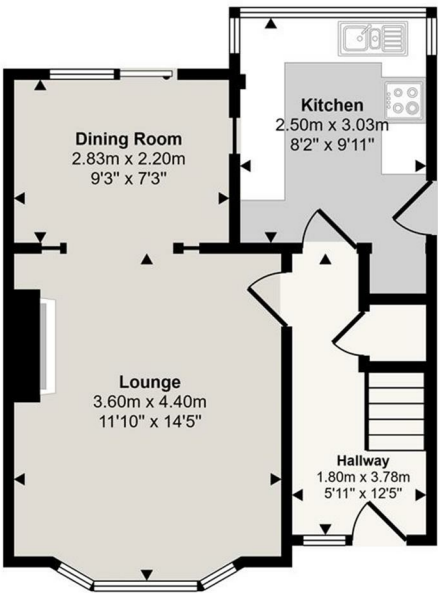
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

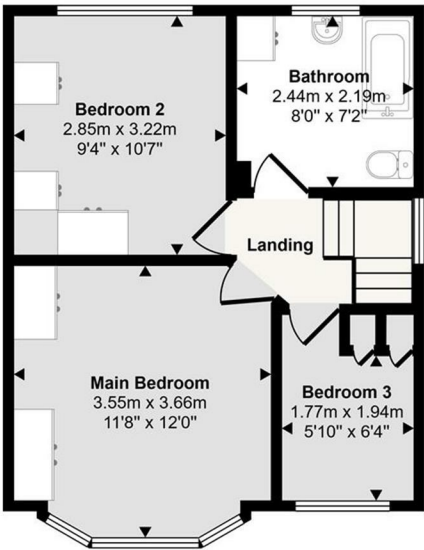
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
74 sq m / 795 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 36 sq m / 391 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.