



**Aire View, Silsden BD20 0AN**

**Asking Price £99,950**

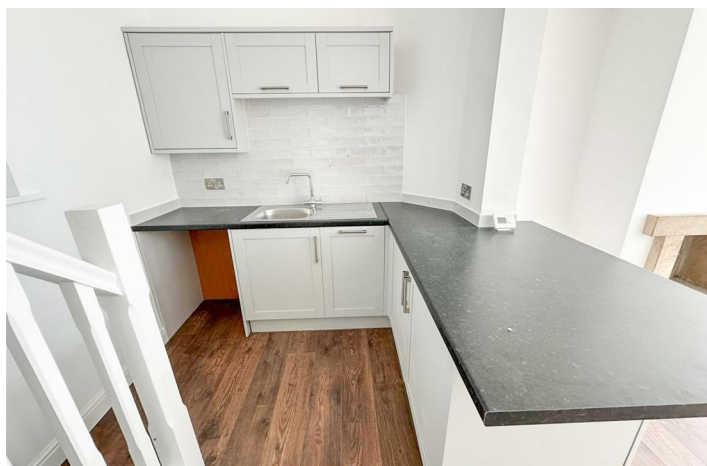
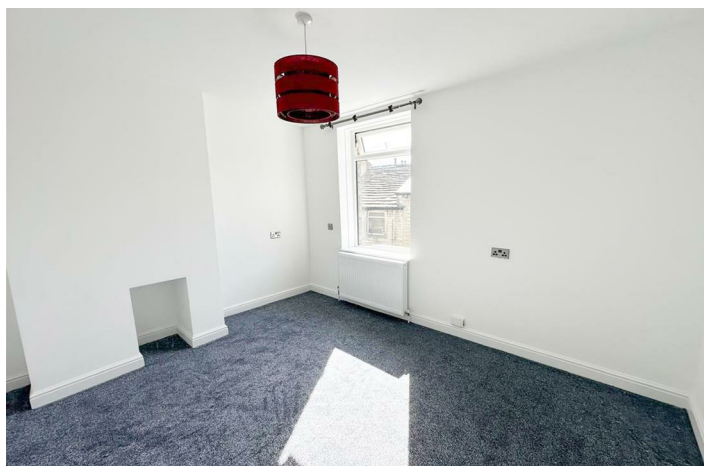
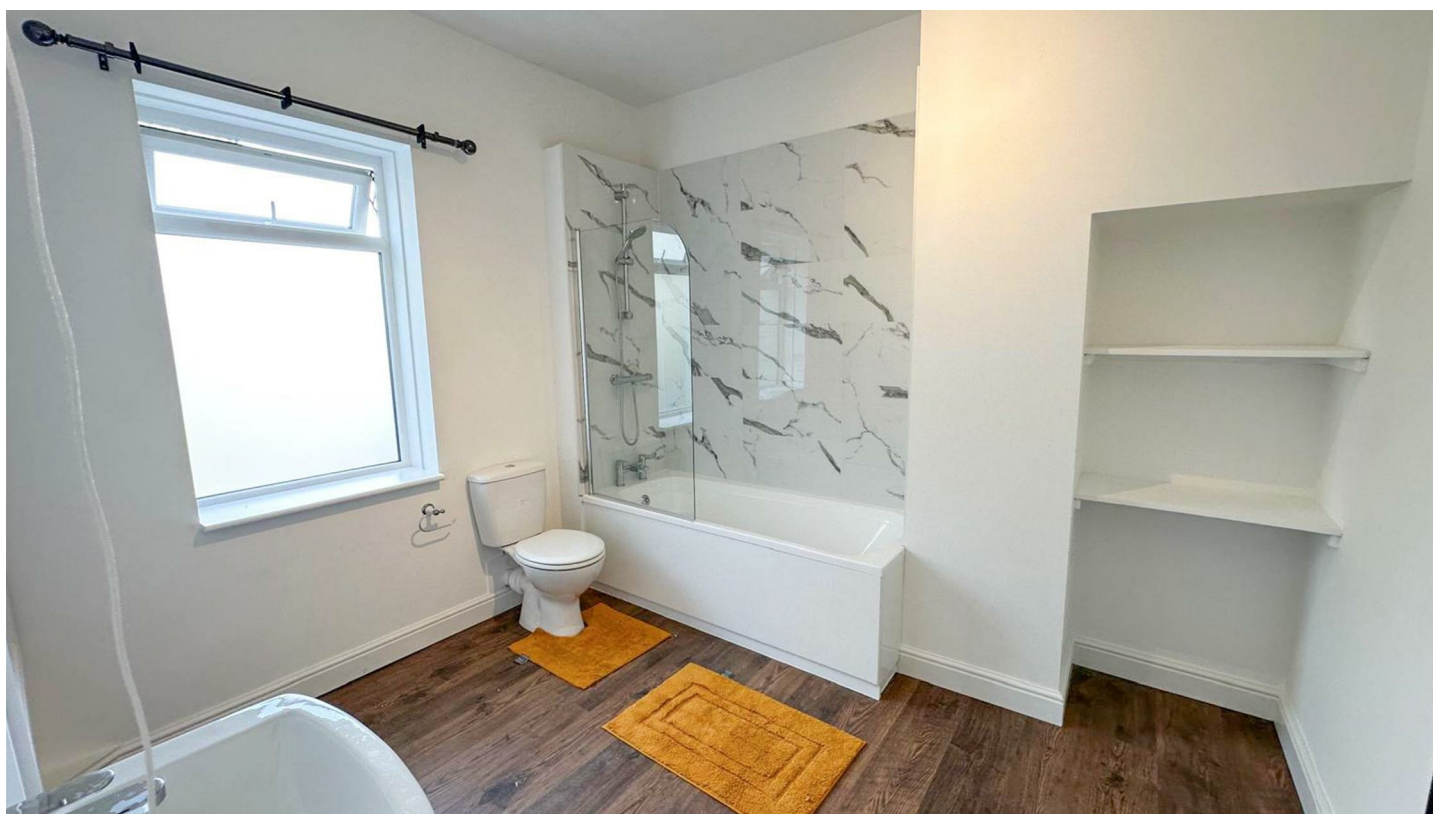
- \*\*\*CASH BUYERS ONLY\*\*\*
- STONE BUILT ONE BEDROOM TERRACE
- RECENTLY RENOVATED
- MODERN FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- NO UPPER CHAIN
- YIELD OF OVER 7%
- LUXURIOUS BATHROOM
- EXCELLENT TRANSPORT LINKS

## Aire View, Silsden BD20 0AN

This one-bedroom stone-built inner terrace property has been renovated to the highest standards and is offered with no upper chain, making it an ideal purchase for a first-time buyer or investor.



Council Tax Band: A



### PROPERTY DETAILS

This fully refurbished one-bedroom stone-built inner terrace property has been renovated to the highest standards and is offered with no upper chain, making it an ideal purchase for a first-time buyer or investor. Conveniently located within walking distance of the town centre, as well as bus and train services, it benefits from an excellent position.

The property has undergone significant alterations and improvements in recent years, featuring a modern fitted kitchen with numerous integral appliances that opens into the lounge. Newly fitted UPVC double-glazed windows with built-in blinds enhance the space.

On the first floor, there is a spacious double bedroom alongside a luxurious house bathroom, which includes a three-piece suite and a built-in storage cupboard housing the gas central heating boiler.

Freshly plastered and redecorated throughout, this charming home is a true gem and viewing is highly recommended to fully appreciate its quality.

Silsden offers a wealth of amenities, including supermarkets, independent shops, cafés, a park and a primary school, along with excellent transport links.



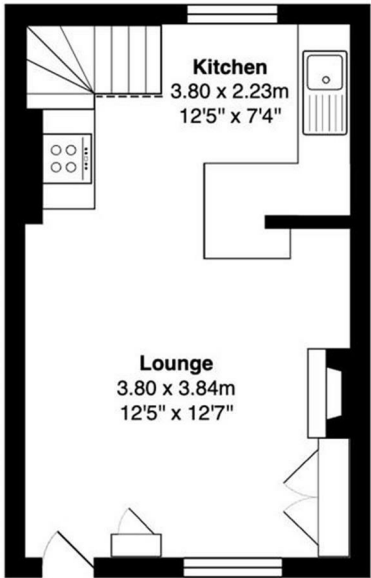
## Viewings

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

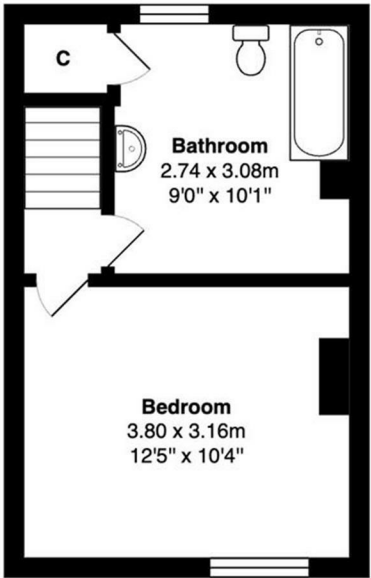
## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      |           |
| (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 |           |



Ground Floor



First Floor

Total Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>

All measurements are approximate and for display purposes only