



## New Close Mill Fold, Silsden, BD20 0HP

Asking Price £230,000

- NO UPPER CHAIN
- THREE BEDROOMS
- ESTABLISHED REAR GARDEN
- DOWNSTAIRS W.C.
- BOARDED LOFT WITH PULL DOWN LADDER OFFERING STORAGE
- SPACIOUS MID-TERRACE HOME
- PRIVATE DRIVEWAY FOR TWO VEHICLES
- LIGHT & AIRY ACCOMMODATION
- IMPRESSIVE KITCHEN/DINER
- WELL PRESENTED THROUGHOUT

# New Close Mill Fold, Silsden BD20 0HP

Offered to the market with no onward chain, this deceptively spacious and well-built three-bedroom mid-terrace home is ideally located close to local amenities and excellent transport links. This attractive home is ready to move straight into and offers well-presented, generously proportioned living accommodation.



Council Tax Band: D



## PROPERTY DETAILS

A deceptively spacious and well-built three-bedroom mid-terrace home, ideally located close to local amenities and excellent transport links. Offered to the market with no onward chain.

Originally constructed by the renowned developers Snells, this attractive home is ready to move straight into and offers well-presented, generously proportioned living accommodation. Externally, the property benefits from a beautifully established rear garden and driveway parking for two vehicles.

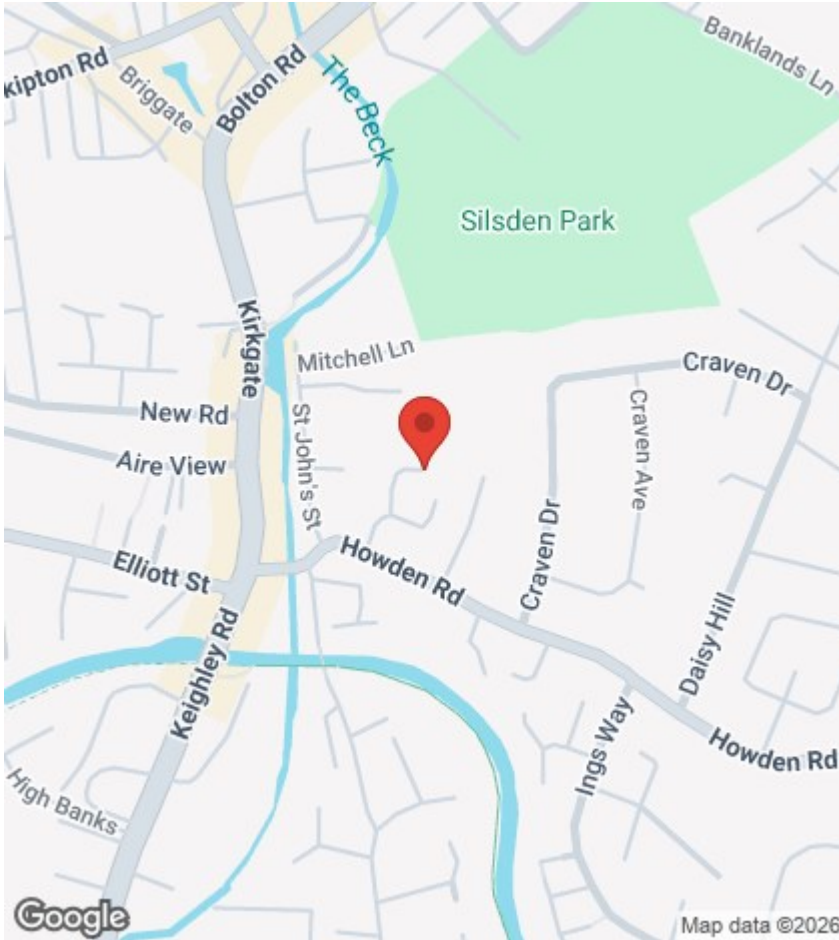
Silsden is a popular and thriving village offering an excellent range of local facilities including shops, a supermarket, primary school, churches, public houses and eateries. Ideally positioned between Skipton, Ilkley and Keighley, it provides an ideal base for commuters within the Aire Valley. Steeton & Silsden railway station is nearby, offering regular services to Skipton and Bradford/Leeds, with connecting trains through to London Kings Cross.

Situated in a fantastic location, the property offers light and airy accommodation throughout and benefits from gas-fired central heating and double glazing.

To the ground floor, a welcoming entrance hall with a modern downstairs WC fitted with a low-level WC and hand basin, a window to the front and a radiator. The spacious sitting room enjoys a double-glazed window to the front and features a modern fireplace with gas fire and marble surround and hearth, along with a useful coat/storage cupboard and radiator. To the rear, the impressive kitchen/diner is a bright and spacious room with patio doors opening directly onto the garden. Beautifully presented, it offers a range of fitted wall and base units with integrated appliances including a induction hob, electric oven, fridge/freezer, dishwasher and extractor hood, along with plumbing for a washing machine. A boiler cupboard houses the gas-fired Worcester combination boiler and there is also a useful under-stairs storage cupboard and radiator.

To the first floor, the landing provides access to three bedrooms, the house bathroom and a boarded loft via a pull-down ladder. The principal bedroom is a generous double room with fitted wooden wardrobes. The second bedroom is another spacious double with a pleasant outlook over the rear garden and fitted wooden wardrobes, along with a radiator. The third bedroom is a good-sized single room, currently used as a home office. The recently installed shower room is beautifully presented and fitted with a modern three-piece suite comprising a low-level WC, hand basin and walk-in shower, complemented by tiled walls, a frosted rear window, chrome heated towel rail and extractor fan.

Externally, the property benefits from a block paved driveway providing parking for two cars to the front. To the rear is a beautifully maintained garden featuring a flagged seating area, gravelled sections and planted borders, creating an ideal space to relax and enjoy the pleasant setting of New Close Mill Fold.



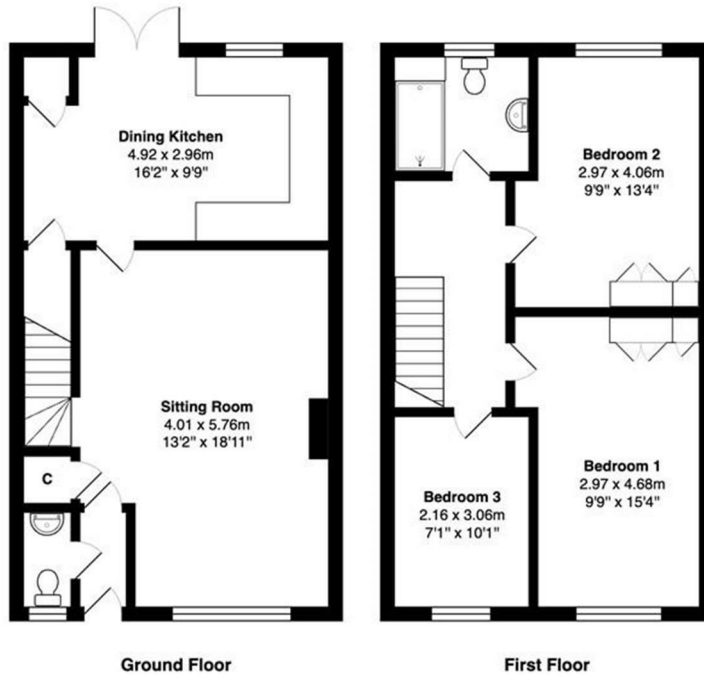
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>77</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 87.3 m<sup>2</sup> ... 940 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only