



West View, Silsden, BD20 9JY

Asking Price £189,950

- NO UPPER CHAIN
- THREE BEDROOMS
- YARD TO REAR
- IDEAL FOR A FTB
- CENTRAL HEATING
- STONE BUILT END TERRACE
- ENCLOSED GARDEN TO FRONT AND SIDE
- DOWNSTAIRS BATHROOM
- USEFUL KEEPING CELLAR
- DOUBLE GLAZING

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With no upper chain -this three bedroom stone built end terrace offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to create a home tailored to their own taste.



Council Tax Band: B



PROPERTY DETAILS

This charming property offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to create a home tailored to their own taste. The sitting room is a bright and welcoming space, benefiting from double glazed windows to both the front and side elevations, a feature stone fireplace with hearth, cornice coving to the ceiling and a central heating radiator.

An inner hallway provides access to the first floor via a return staircase with a half landing, complemented by a window and radiator. Beneath the stairs is a useful keeping cellar housing the electric and gas meters. The kitchen is fitted with work surfaces and base cupboards, incorporating an electric cooker and a stainless steel sink unit. There is plumbing for an automatic washing machine, a double central heating radiator and door providing access to the outside. The bathroom comprises a three-piece suite in white, including a low-level W.C., wash basin and panelled bath, with part tiled walls and recessed corner cupboard for additional storage.

To the first floor, the landing provides access to an insulated loft area. There are three bedrooms, with the principal bedroom enjoying superb rear views towards Nab End, along with a PVC double glazed window and radiator. The second bedroom is also a good-sized double with a PVC double glazed window and radiator, while the third bedroom offers a versatile space ideal as a single bedroom, nursery or home office.

Externally, the property benefits from an enclosed front garden featuring a variety of plants and shrubs, along with a side garden and seating area enjoying a southerly aspect. To the rear is an enclosed yard.

West View is ideally positioned at the lower end of Skipton Road, just a short walk from the town's wide range of amenities. In recent years, Silsden has become an increasingly popular location, offering a variety of shops, cafés, recreational facilities and excellent commuting links. The town's welcoming community and convenient setting make it easy to see why so many choose to call it 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		85
(69-80) C		
(55-68) D	66	
(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 / 797 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft

First Floor
Approx 34 sq m / 366 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.