



## St. John's Street, Silsden, BD20 0ES

**Price Guide £79,995**

- NO UPPER CHAIN
- ONE DOUBLE BEDROOM
- LOW OUTGOINGS
- BOILER APPROX. 12 MONTHS OLD
- CENTRAL HEATING THROUGHOUT
- STONE BUILT COTTAGE
- ORIGINAL FEATURES THROUGHOUT
- CENTRAL LOCATION
- DOUBLE GLAZING
- IDEAL FOR FTB OR INVESTOR

# St. Johns Street, Silsden, BD20 0ES

With no upper chain, this attractive stone-built cottage combines period character with modern comforts and retains many original features while benefitting from sealed unit double glazing and gas central heating throughout. The property falls within Council Tax Band A, further enhancing its appeal as a low-outgoing investment opportunity.



Council Tax Band: A



## **PROPERTY DETAILS**

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Access is via a timber stable door opening into a small vestibule, which in turn leads through a part-glazed internal door into the main living accommodation. The lounge is full of character, featuring exposed ceiling beams, stone feature recesses, fitted cupboards, shelving and a striking stone fireplace with hearth housing a multi-fuel stove. There are sealed unit double glazed windows to the side and rear elevations, a central heating radiator, wall lighting and a staircase leading to the lower ground floor.

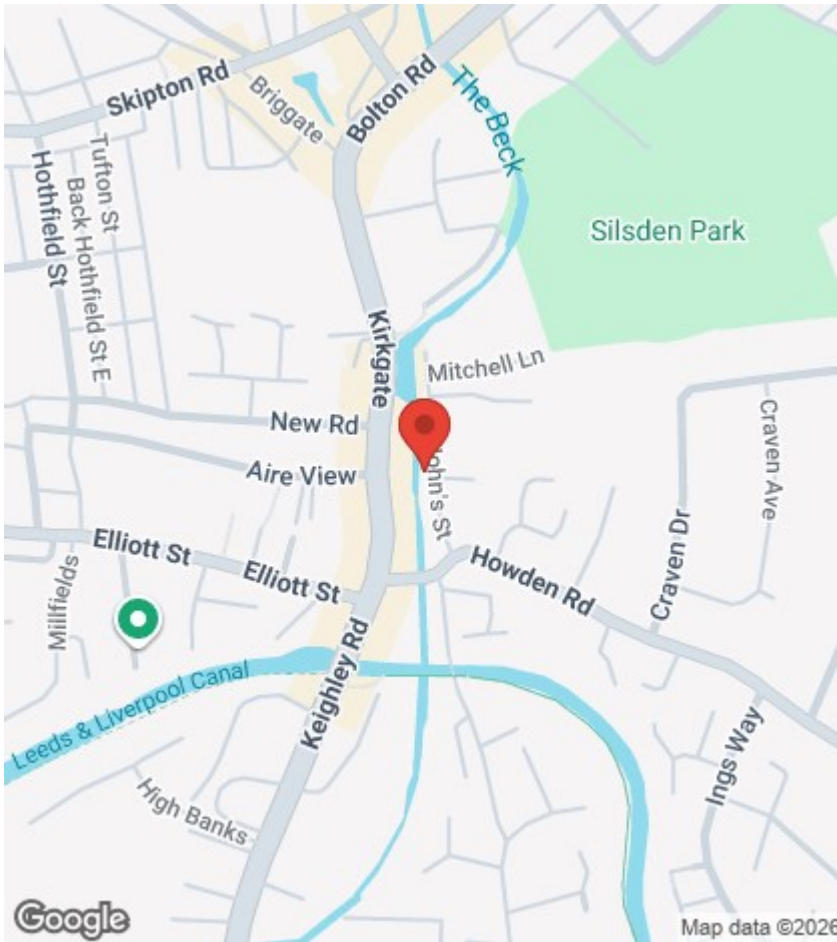
The lower ground floor kitchen is fitted with Mica work surfaces and a range of oak-finish base and wall units, incorporating a stainless steel sink. There is a gas cooker point, extractor fan and a wall-mounted gas boiler providing central heating and domestic hot water.

To the first floor, the landing includes a central heating radiator and provides access to the bedroom and bathroom. The bedroom is a well-proportioned double room with two sealed unit double glazed windows and a central heating radiator. The bathroom is fitted with a three-piece white suite comprising a panelled bath with electric shower over, pedestal wash basin and low-level W.C. The shower area is fully tiled and the room also benefits from a sealed unit double glazed window and central heating radiator.

Occupying a pleasant central position adjoining Silsden Beck, it is conveniently located close to village amenities, including a local parade of shops and regular bus services, with the main line railway station approximately one mile away, making it appealing to people seeking accessibility and charm.

## **ADDITIONAL INFORMATION**

The neighbours kitchen runs underneath the the property so there is a flying freehold.



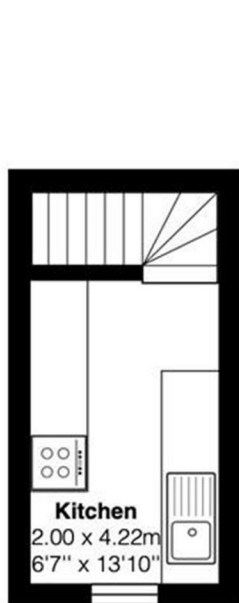
## Viewings

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

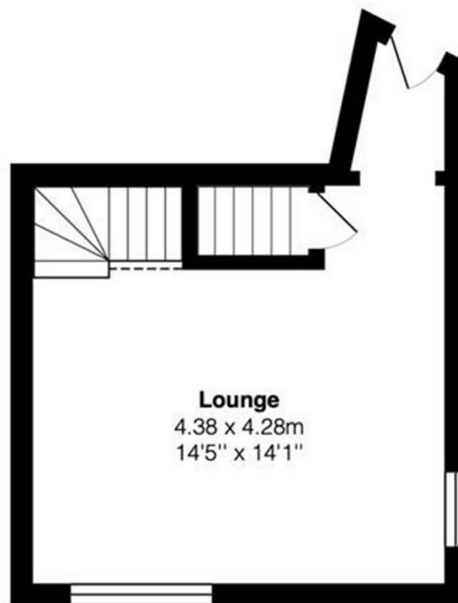
## EPC Rating:

C

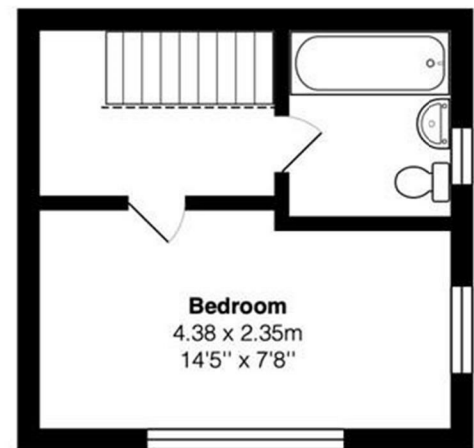
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">91</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">70</div>	
(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	



Lower Ground Floor



Ground Floor



First Floor

Total Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>

All measurements are approximate and for display purposes only