



Rombalds Crescent, Silsden, BD20 0LE

Asking Price £235,000

- NO UPPER CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- RECENTLY INSTALLED BOILER
- IDEAL OPPORTUNITY FOR A NEW OWNER TO CREATE THEIR OWN STAMP
- SEMI DETACHED PROPERTY
- SINGLE GARAGE
- SPACIOUS REAR GARDEN
- SOUGHT AFTER LOCATION

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Offered with no onward chain, this three-bedroom semi-detached home sits on a generous plot and benefits from a block-paved driveway providing ample off-road parking, a garage and a spacious rear garden. The property offers excellent potential for renovation, presenting a wonderful opportunity for new owners to create a comfortable and stylish living space tailored to their own tastes.



Council Tax Band: C



PROPERTY DETAILS

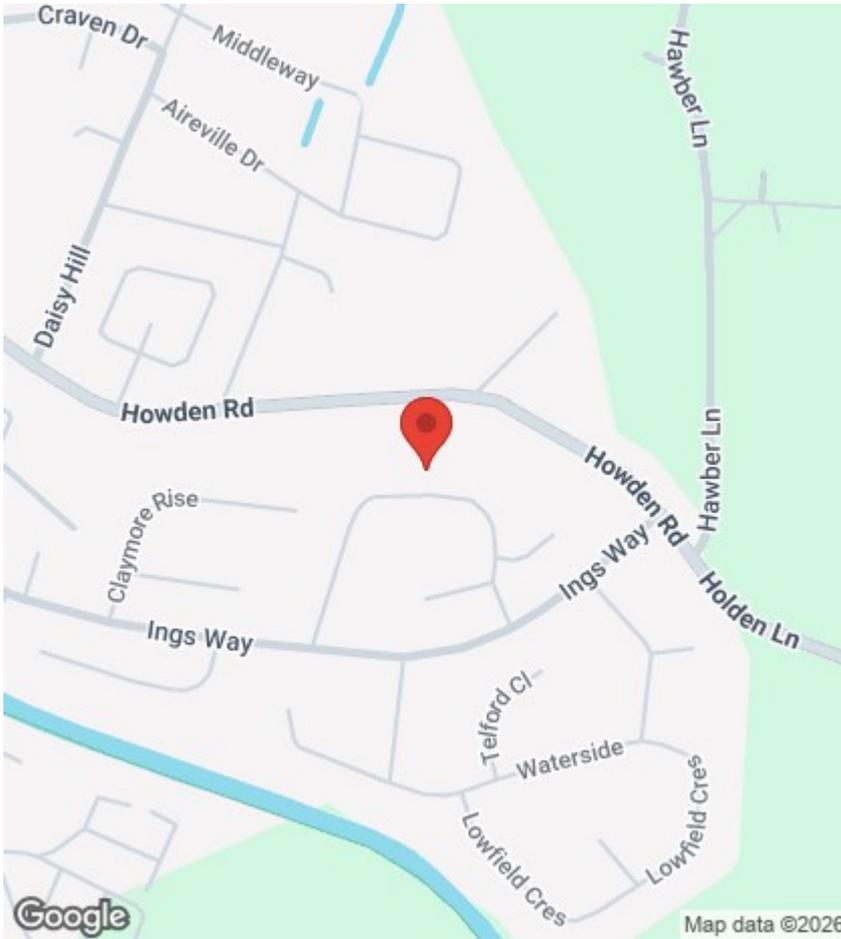
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Upon entering the home, you are welcomed by a hallway that leads to the principal living spaces. To the right is the living room, featuring a living flame gas fire and pleasant views over the front elevation. The kitchen is fitted with a range of wall and base units and flows through to the dining room, which in turn leads to a generous conservatory at the rear. The conservatory provides direct access to the rear garden and offers an ideal additional living or entertaining space.

Upstairs, the property offers two well-proportioned double bedrooms, both benefitting from fitted wardrobes, along with a third reasonably sized bedroom. The bathroom is fitted with a white three-piece suite and part-tiled walls.

Externally, the property features a wide block-paved driveway leading to a single garage, which houses the recently installed boiler. The front garden is laid to lawn, while the rear garden is also mainly laid to lawn and enjoys a good degree of privacy. It is attractively landscaped with well-maintained plant and flower borders, mature shrubs and trees, a paved seating area, a pond and a garden shed.

Overall, this property represents an excellent opportunity for buyers seeking a home with potential in a desirable location, offering the chance to modernise and create a space perfectly suited to their lifestyle.



Viewings

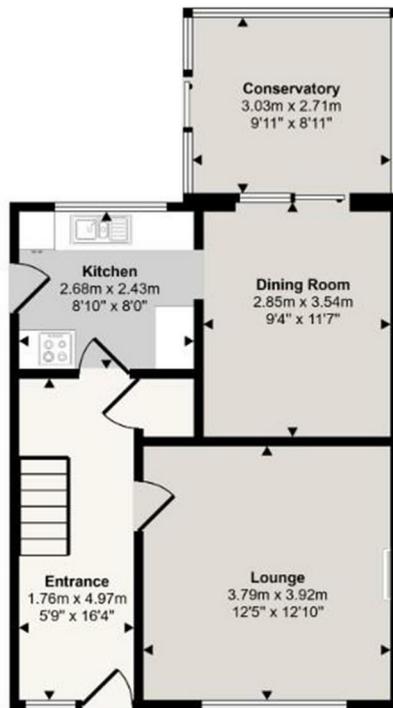
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

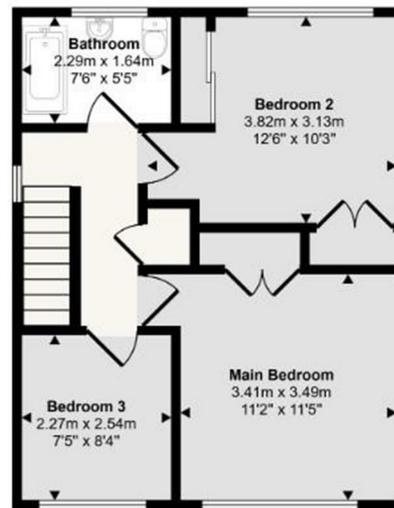
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(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
95 sq m / 1022 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft



First Floor
Approx 43 sq m / 463 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.