



Aire View, Silsden BD20 0AW

Asking Price £149,950

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- WELL EQUIPPED KITCHEN
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING A MUST
- TERRACE PROPERTY
- SUNNY REAR GARDEN
- USEFUL CELLAR
- IDEAL FOR FIRST TIME BUYERS

Aire View, Silsden BD20 0AW

This TWO DOUBLE BEDROOM TERRACE PROPERTY is pleasantly tucked away off Aire View and is only a SHORT WALK TO LOCAL AMENITIES. The spacious property has the surprising benefit of having a SUNNY REAR GARDEN and is IDEAL FOR FIRST TIME BUYERS. Early viewings are recommended.



Council Tax Band: A



PROPERTY DETAILS

This two double bedroom terrace property is pleasantly tucked away off Aire View and is only a short walk to the local amenities. The spacious property has the surprising benefit of having a sunny rear garden and is ideal for first time buyers. Early viewings are recommended.

The property opens through to a spacious living room with a feature fireplace with timber mantel above. TV point and two feature arched recesses.

There is a well-equipped kitchen which has a range of cream wall and base units with complimentary tiling between. There is an integrated electric oven and hob with extractor above, external door and steps leading down to the cellar.

The useful cellar is used as a utility with plumbing for a washing machine and space for a tumble dryer. The central heating boiler is also housed in the cellar.

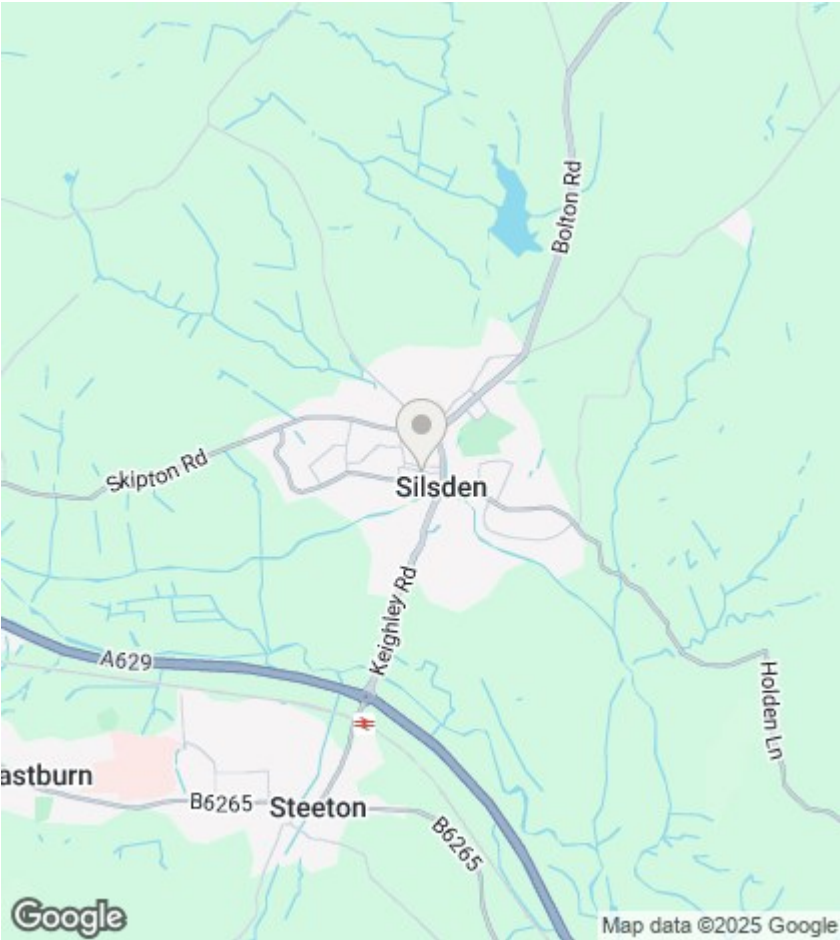
To the first floor there is a large double bedroom with space either side of the chimney breast for wardrobes.

The house bathroom is a great size and comprises of a bath with mixer shower over, wash basin and WC.

To the second floor is another double bedroom that has two large Velux window and sink set into a vanity unit.

Externally the property has a private south facing cobbled garden and also has pedestrian access for the neighbouring property.

With a bustling small town feel about it, Silsden has a great sense of community with numerous independent shops on its high street and a large Co-op for your everyday shopping needs. With a popular primary school, local events being held at the Town Hall, a fantastic park and the Leeds/Liverpool Canal running through it; it's clear to see why "Cobbydalers" love living in Silsden.



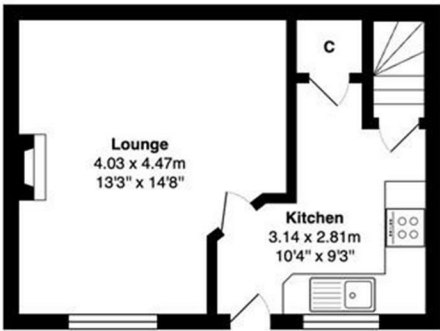
Viewings

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

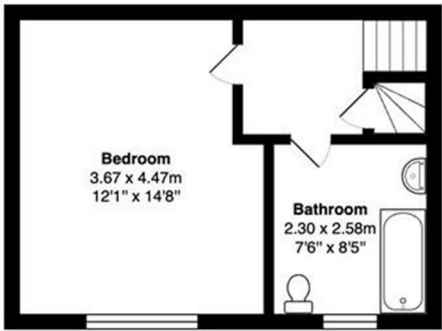
EPC Rating:

C

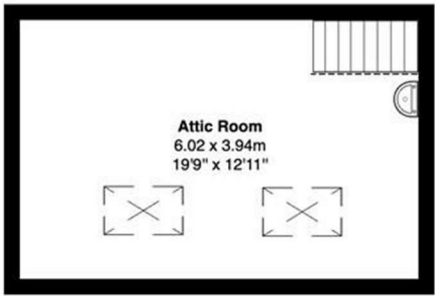
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 78.5 m² ... 845 ft²

All measurements are approximate and for display purposes only