

King Street, Silsden, BD20 0DR

Price Guide £135,000

- NO UPPER CHAIN
- TWO BEDROOMS
- LOFT STORAGE SPACE
- IDEAL FOR A FTB/INVESTOR
- TERRACE PROPERTY
- ENCLOSED YARD TO REAR
- CLOSE TO AMENITIES
- FANTASTIC OPPORTUNITY TO PUT YOUR OWN STAMP ON

# King Street, Silsden, BD20 0DR

If you're a first-time buyer or an investor searching for a project with strong potential, this two-bedroom terrace in Silsden could be exactly what you've been waiting for. Offered with no onward chain, it presents a fantastic opportunity for those keen to modernise and add value, reflected in the attractive asking price.



Council Tax Band: A



## PROPERTY DETAILS

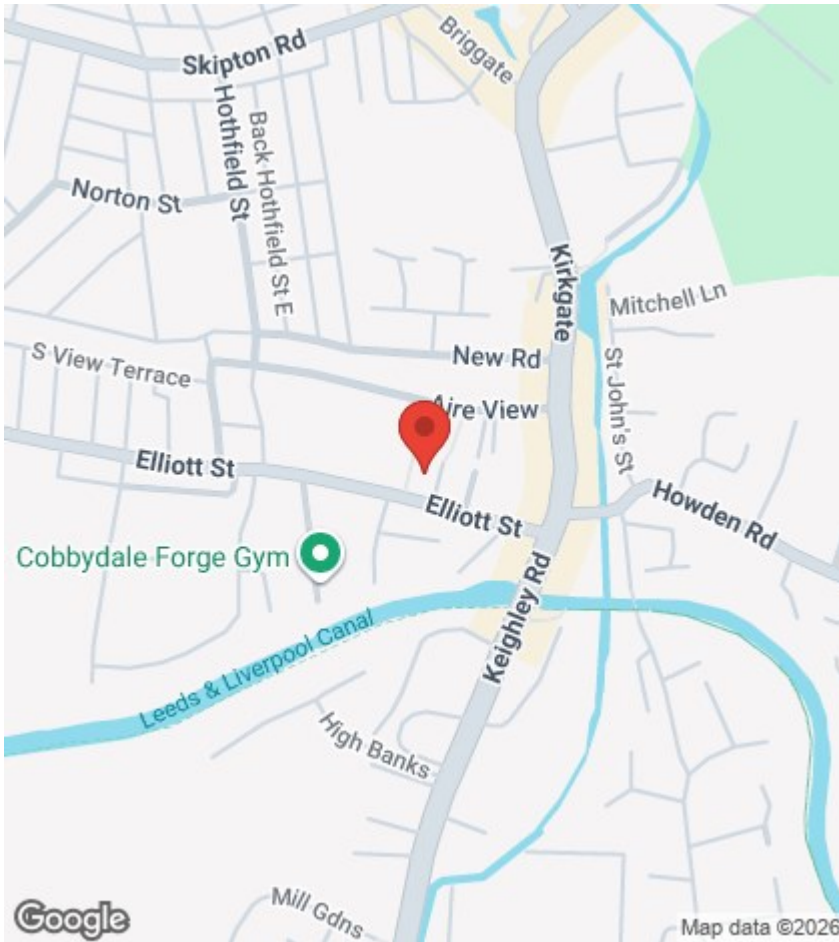
If you're a first-time buyer looking to get onto the property ladder or an investor searching for a project with strong potential, this two-bedroom terrace in Silsden could be exactly what you've been waiting for. Set just off Elliot Street and within easy walking distance of the town's shops, cafés, pubs and restaurants, the property enjoys a convenient yet tucked-away position. Offered with no onward chain, it presents a fantastic opportunity for those keen to modernise and add value, reflected in the attractive asking price.

The accommodation begins with a generous living room overlooking the front garden, offering a bright and welcoming space with plenty of scope for improvement. To the rear, the kitchen is fitted with a range of wall and base units, along with an integrated oven and gas hob, and leads through to a useful utility area that forms part of a rear extension.

Upstairs, the property offers a spacious main bedroom to the front with built-in storage, a second double bedroom to the rear, and a house bathroom fitted with a three-piece suite including a bath with shower over. From the landing there is a staircase leading to a useful loft storage space with Velux window .

Externally, there is a small lawned garden to the front and an enclosed yard to the rear, providing low-maintenance outdoor space.

Silsden itself offers a vibrant small-town atmosphere with a strong sense of community. The high street is home to a variety of independent shops alongside everyday conveniences such as a Co-op. With a well-regarded primary school, a popular park, Town Hall and the scenic Leeds and Liverpool Canal running through it, the area continues to appeal to both homeowners and tenants alike, making this an excellent opportunity whether you're looking to settle in or invest.



## Viewings

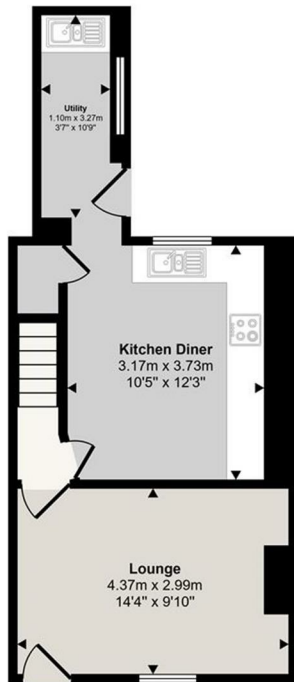
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

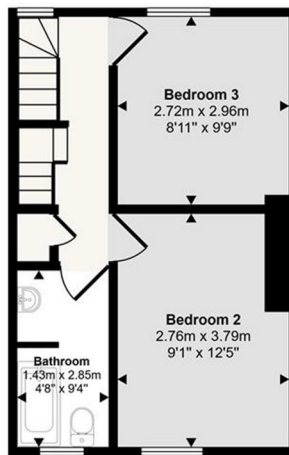
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	67		
(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	

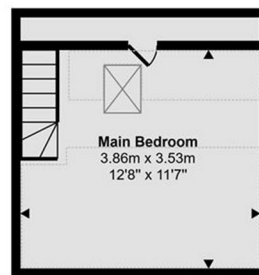
Approx Gross Internal Area  
81 sq m / 868 sq ft



Ground Floor  
Approx 35 sq m / 376 sq ft



First Floor  
Approx 30 sq m / 323 sq ft



Second Floor  
Approx 16 sq m / 169 sq ft

Denotes head height below 1.5m

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.