



## West View, Silsden, BD20 9JY

**Asking Price £199,950**

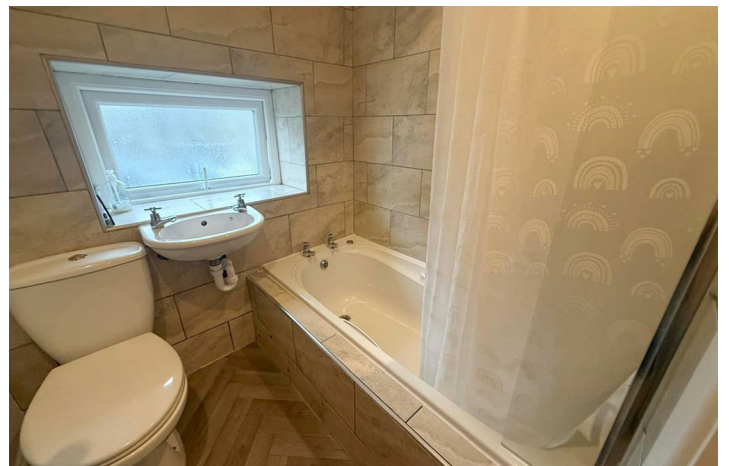
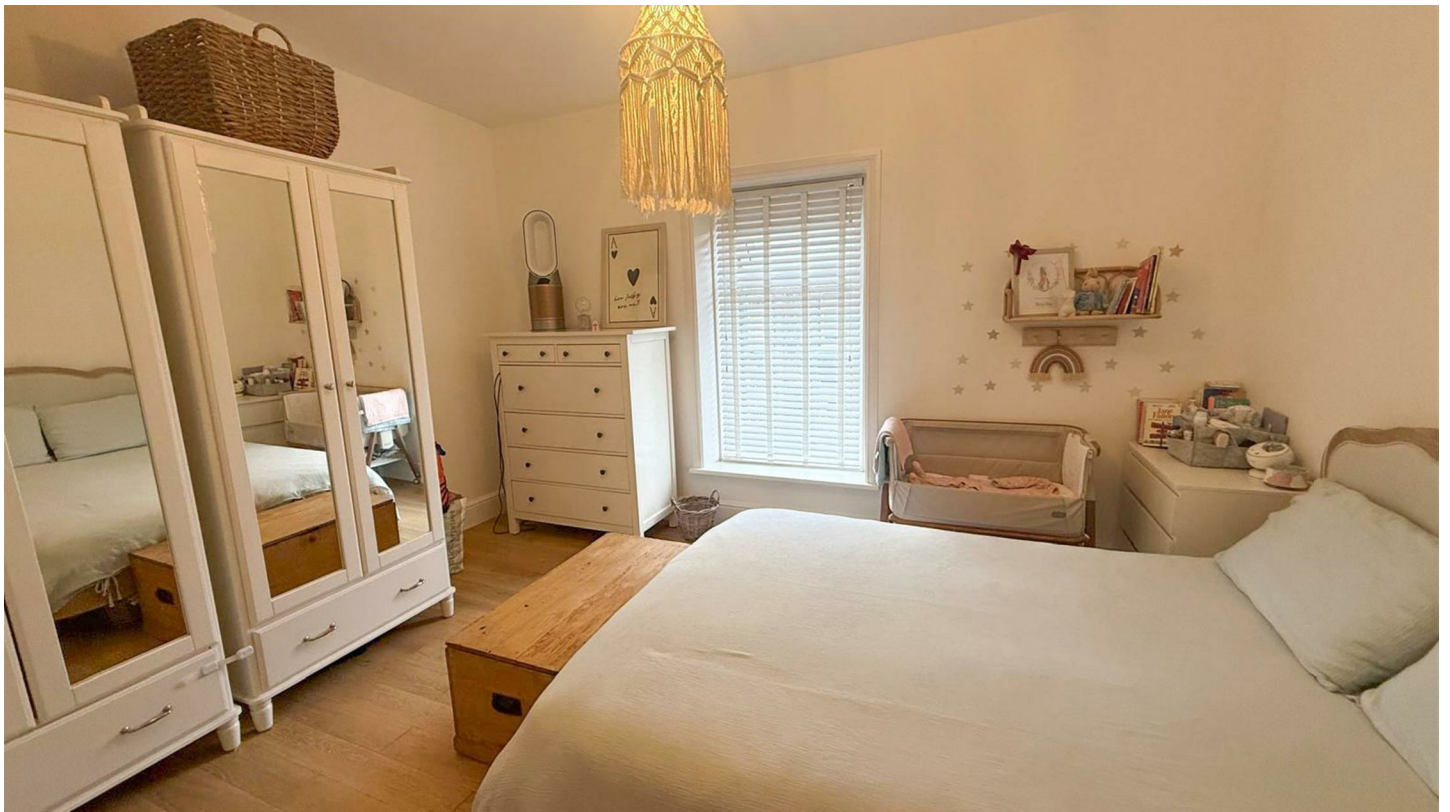
- END TERRACED PROPERTY
- ENCLOSED YARD TO THREE SIDES
- MODERN DESIGNED KITCHEN
- THREE-PIECE BATHROOM SUITE
- EXCELLENT LOCAL AMENITIES
- TWO GENEROUSLY SIZED DOUBLE BEDROOMS
- USEFUL KEEPING CELLAR
- INGLENOK-STYLE FIREPLACE
- HERRINGBONE-STYLE FLOORING RUNNING ACROSS THE GROUND FLOOR
- SOUGHT-AFTER LOCATION

# West View, Silsden BD20 9JY

A spacious, beautifully extended, two bedroom home that's ready to move straight into and enjoy. This impressive end property has been thoughtfully and comprehensively renovated in recent years, creating a stylish and contemporary home with a welcoming open-plan layout to the ground floor.



Council Tax Band: B



## PROPERTY DETAILS

Are you searching for a spacious, beautifully extended home that's ready to move straight into and enjoy? Then West View could be exactly what you've been waiting for. This impressive end property has been thoughtfully and comprehensively renovated in recent years, creating a stylish and contemporary home with a welcoming open-plan layout to the ground floor.

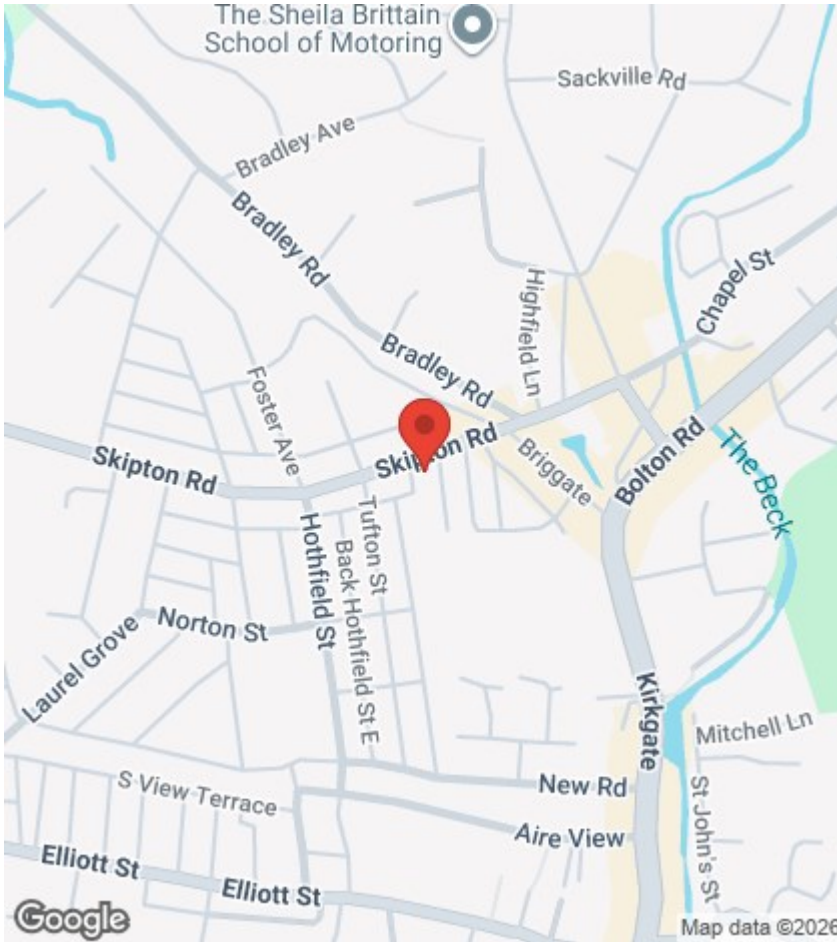
At the heart of the home is a sleek, modern kitchen designed for both everyday living and entertaining, seamlessly flowing into the main living and dining space. The sitting room is full of character, featuring a striking inglenook-style fireplace with a rustic beam above an eye-catching focal point that adds warmth and charm. Natural light floods the interior thanks to windows positioned to the front, rear and side elevations, creating a bright and airy atmosphere throughout. Elegant herringbone-style flooring runs across the ground floor, enhancing the sense of cohesion and contemporary design. An inner hallway with stylish tiled flooring leads to a return staircase rising to the first floor, while a useful keeping cellar provides additional storage space.

Upstairs, a half landing with a rear-facing window allows further natural light to pour in. The main landing leads to two generously sized double bedrooms, both offering comfortable and versatile accommodation. Completing the first floor is a beautifully appointed three-piece bathroom suite, finished in a modern style.

Externally, the property benefits from paved gardens to the front and side, ideal for low-maintenance outdoor enjoyment as well as a small, paved yard to the rear, perfect for seating or container planting.

West View is ideally positioned at the lower end of Skipton Road, just a few minutes' walk from the town's wide range of amenities. In recent years, Silsden has become an increasingly sought-after location, offering a variety of shops, cafés, recreational facilities, and excellent commuting links. A visit to the town quickly reveals why so many people choose to make their home here.

If you are looking for a superb, move-in-ready home close to local amenities and set within a thriving community West View could be the perfect choice for you.



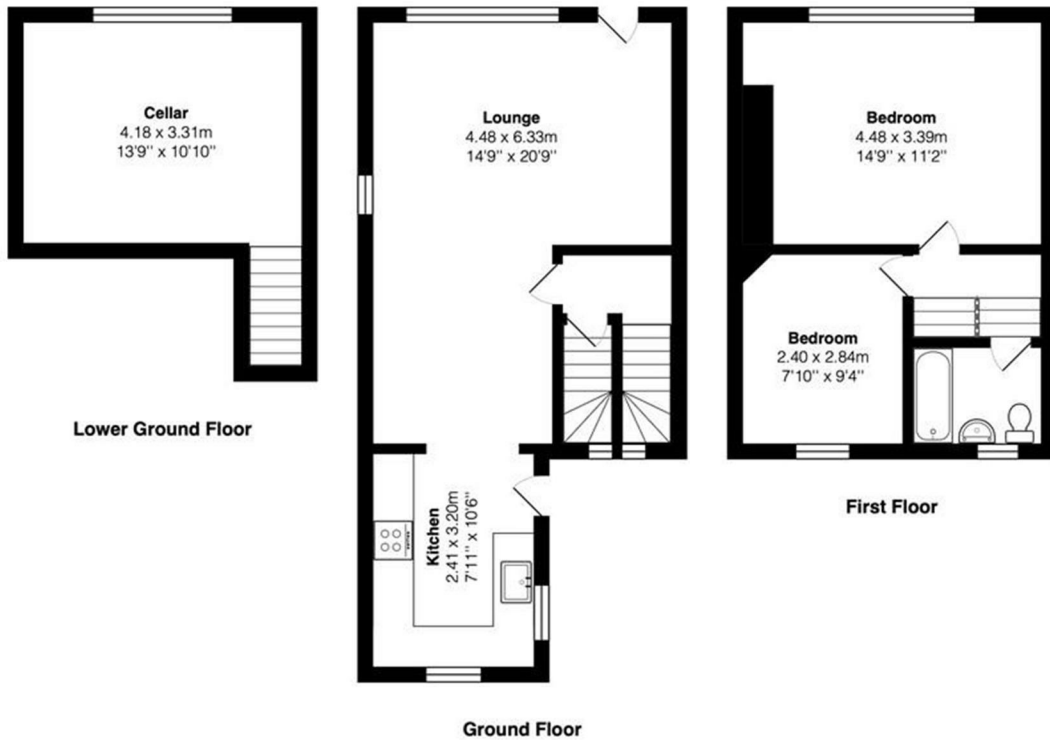
## Viewings

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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	



Total Area: 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup>

All measurements are approximate and for display purposes only