

## Barrett Street, Silsden, BD20 0PR

Asking Price £189,950

- THREE BEDROOM TERRACE PROPERTY
- AMAZING REAR GARDEN
- WALK-IN PANTRY
- IDEAL FOR FTB & GROWING FAMILIES
- CLOSE TO LOCAL AMENITIES
- LOW MAINTENAINCE FRONT YARD
- GROUND FLOOR W.C.
- THIRD BEDROOM CURRENTLY USED A WALK-IN DRESSING ROOM
- WELL PRESENTED THROUGHOUT
- EXCELLENT TRANSPORT LINKS

# 9 Barrett Street, Silsden BD20 0PR

Don't be deceived by the roadside view – this delightful home offers far more than first meets the eye. Behind its modest exterior lies a spacious, beautifully modernised family home, complete with a generous, landscaped rear garden that truly must be seen to be appreciated.



Council Tax Band: B



## PROPERTY DETAILS

Don't be deceived by the roadside view – this delightful home offers far more than first meets the eye. Behind its modest exterior lies a spacious, beautifully modernised family home, complete with a generous, landscaped rear garden that truly must be seen to be appreciated.

Lovingly owned by the same family since the 1990s, the property has been tastefully upgraded over the years to create a warm and welcoming home, ideal for growing families, first-time buyers or those looking to downsize without compromising on space. Internal viewing is highly recommended to fully appreciate what's on offer.

Step through the front door into the entrance hall with an enclosed staircase leading to the first floor. The sitting room is located at the front of the house and features a large window overlooking the neatly paved front garden, along with an attractive fireplace that adds a cosy focal point to the space.

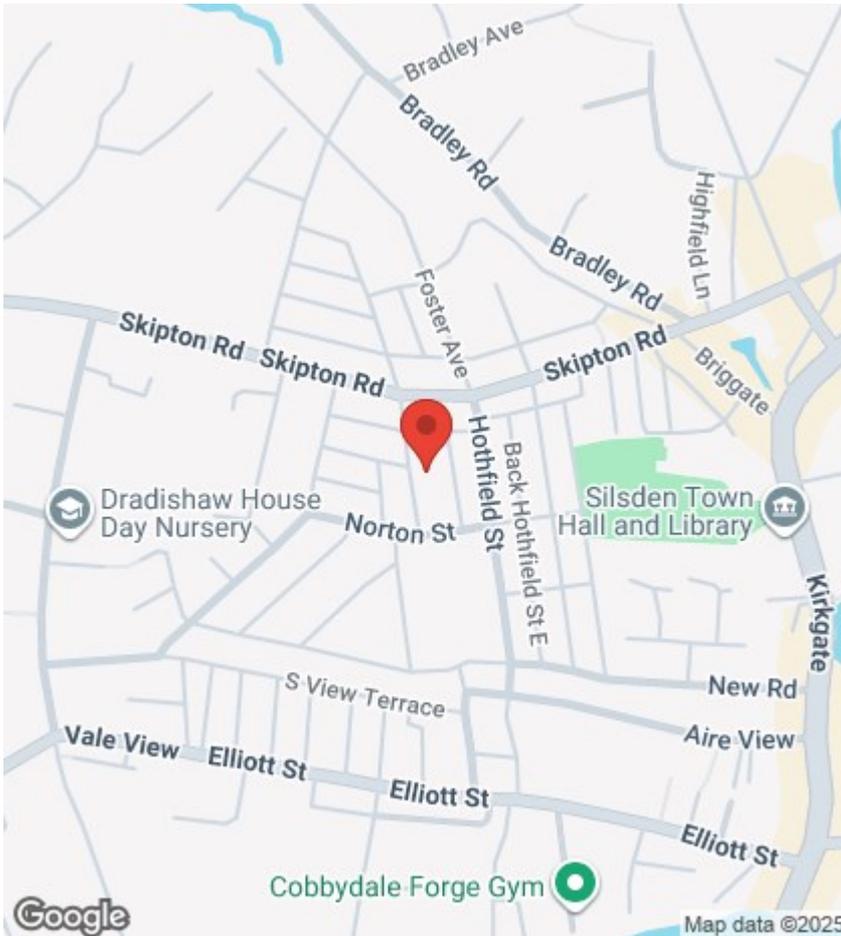
To the rear, you'll find a generously proportioned and well-equipped kitchen fitted with mid-oak effect units and offering lovely views over the rear garden. The kitchen leads through to an inner hallway, which provides direct access to the garden, along with a useful walk-in pantry and a convenient ground-floor cloakroom.

Upstairs, the first-floor landing is spacious and benefits from a built-in cupboard and access to the loft space. The master bedroom enjoys an open archway into the third bedroom, currently used as a dressing room, creating a luxurious suite-like feel. A second good-sized double bedroom is also located on this floor, alongside a stylish, modern bathroom. The third bedroom, though presently used as a dressing room, is a well-proportioned single room that could easily serve as a nursery, home office, or guest bedroom.

Outside, the property continues to impress. The front garden is low-maintenance and paved for convenience, while the rear boasts a beautifully landscaped, fully enclosed garden. Here, you'll find a pond with a charming water feature, several seating areas perfect for relaxing or entertaining, and high-quality fencing that provides excellent privacy. A rear gate offers additional access.

Barrett Street is situated just off Skipton Road at the lower end of town, only a short walk from the vibrant high street. The town offers a fantastic selection of independent shops, inviting coffee houses, bars and restaurants. Families will appreciate the newly built primary school nearby, which feeds into the highly regarded South Craven Secondary School. Commuters are well served by excellent transport links via both bus and train.

If you're searching for a substantial home with stunning gardens and easy access to local amenities, this property is not to be missed.



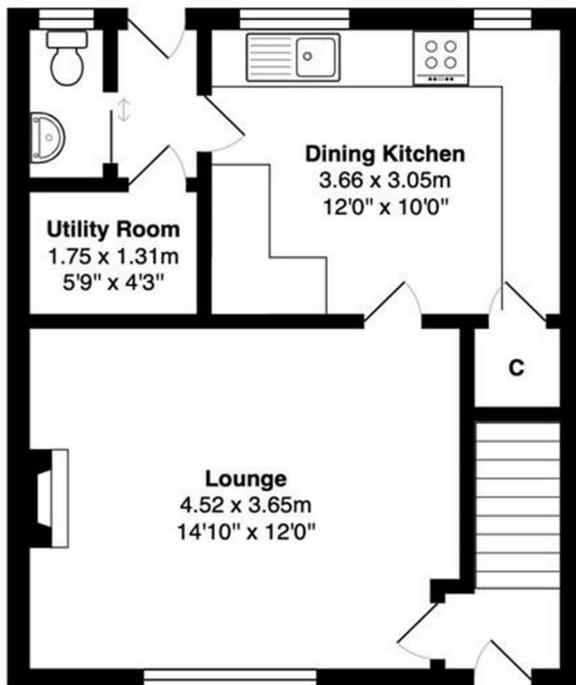
## Viewings

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

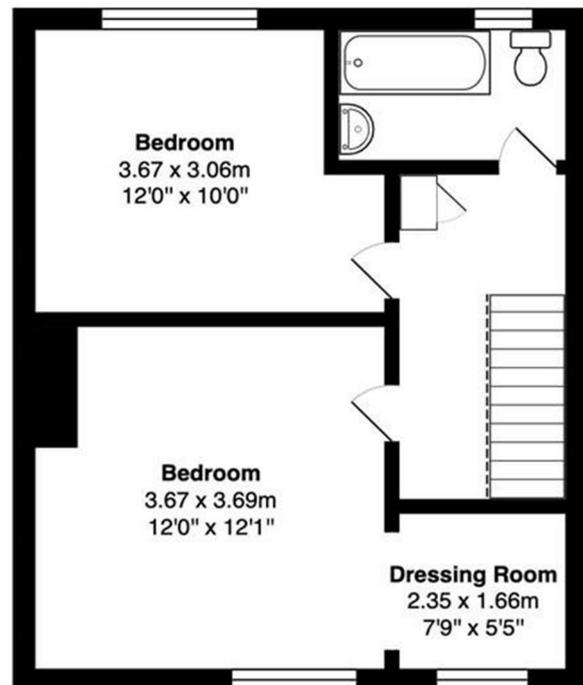
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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

Total Area: 76.4 m<sup>2</sup> ... 823 ft<sup>2</sup>

All measurements are approximate and for display purposes only