



18 Bolton Terrace, Silsden, BD20 0JS

Asking Price £329,950

- NO UPPER CHAIN
- THREE BEDROOMS
- SINGLE GARAGE
- CONSERVATORY
- STONE BUILT DETACHED PROPERTY
- DELIGHTFUL ENCLOSED REAR GRADEN
- PRIVATE PARKING
- CLOSE TO AMENITIES

# 18 Bolton Terrace, Silsden BD20 0JS

This stunning stone-built detached property boasts a desirable location complete with three bedrooms, single garage, block-paved driveway, a delightful enclosed garden and the bonus of no upper chain.



Council Tax Band: D



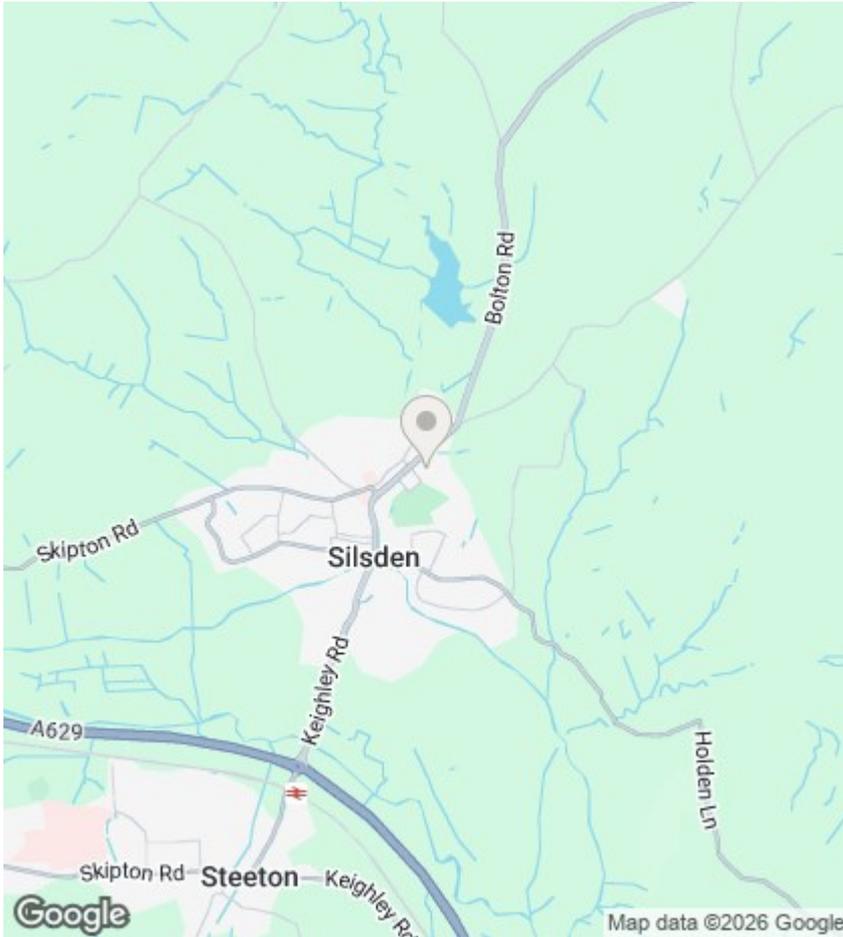
## PROPERTY DETAILS

Offered with no upper chain, this stunning stone-built detached property has been meticulously maintained and renovated over the years by the current owners, presenting a delightful three-bedroom family home in a convenient location. The well-presented accommodation features gas-fired central heating and sealed unit double glazing. The ground floor comprises an entrance hall with a cloakroom, a modern kitchen and a spacious sitting room that opens to a dining area and conservatory. On the first floor, there are three bedrooms and a show-stopping modern four-piece bathroom.

Outside, the property includes a single garage and a block-paved driveway at the front, providing ample private parking. The rear boasts a delightful enclosed garden, perfect for relaxation and entertaining, with a flagged patio, pebbled areas and raised flower borders.

Silsden is a popular and thriving village with excellent local amenities, including village shops, a supermarket, a primary school right on your doorstep, public houses and eateries. Situated midway between Skipton, Ilkley and Keighley, it is an ideal base for Aire Valley commuters, with Steeton railway station nearby.

The quality of this accommodation can only be fully appreciated through an internal inspection. Don't miss out—book your appointment today.



## Directions

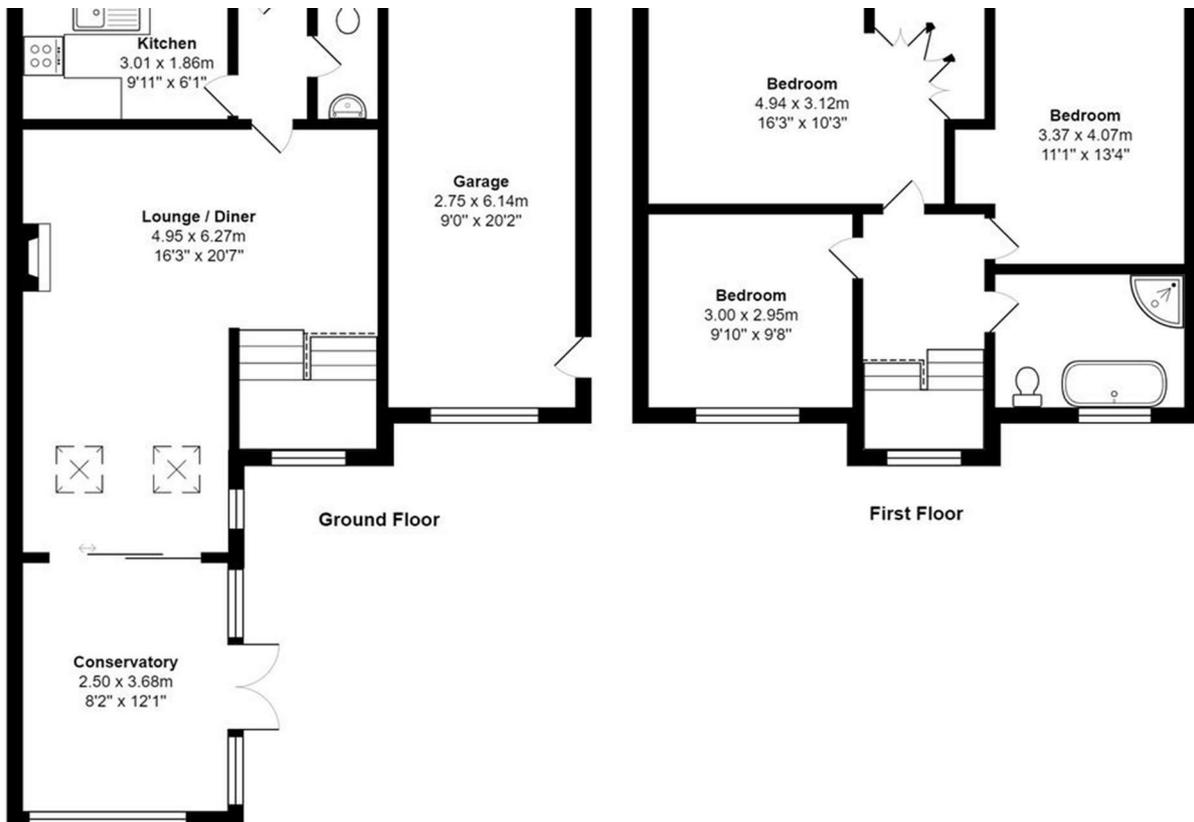
## Viewings

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			84
(69-80) C		74	
(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	



Total Area: 118.9 m<sup>2</sup> ... 1280 ft<sup>2</sup>