



North Street, Silsden, BD20 9PQ

Asking Price £174,950

- NO ONWARD CHAIN
- TWO BEDROOMS
- GENEROUS & VERSATILE CONSERVATORY
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FOR A VARIETY OF BUYERS
- THROUGH-BY-LIGHT STONE-BUILT TERRACE COTTAGE
- DELIGHTFUL PAVED COTTAGE GARDEN
- COSY LIVING ROOM WITH FEATURE FIREPLACE
- BRIMMING WITH CHARACTER & WARMTH
- DESIRABLE LOCATION

# North Street, Keighley, BD20 9PQ

A delightful and charming two-bedroom terrace cottage, brimming with character and warmth, yet enhanced by high-quality fixtures and fittings throughout. Tucked away in a peaceful setting while being just a stone's throw from the town centre, this hidden gem will appeal to a wide range of buyers.



Council Tax Band: A



## PROPERTY DETAILS

A delightful and charming two-bedroom through-by-light stone-built terrace cottage, brimming with character and warmth, yet enhanced by high-quality fixtures and fittings throughout. Tucked away in a peaceful setting while being just a stone's throw from the town centre, this hidden gem will appeal to a wide range of buyers — from first-time purchasers, couples and singles to retirees, as well as those seeking a holiday or residential investment opportunity.

The property is accessed via a generous and versatile conservatory, currently used as a dining area, providing a bright and welcoming introduction to the home. An original stained-glass door opens into the cosy and inviting sitting room, where character features abound. These include a feature fireplace with recessed gas stove, decorative built-in cupboards and shelving to either side, exposed ceiling beams, a beautiful oak floor and an open staircase rising to the first floor.

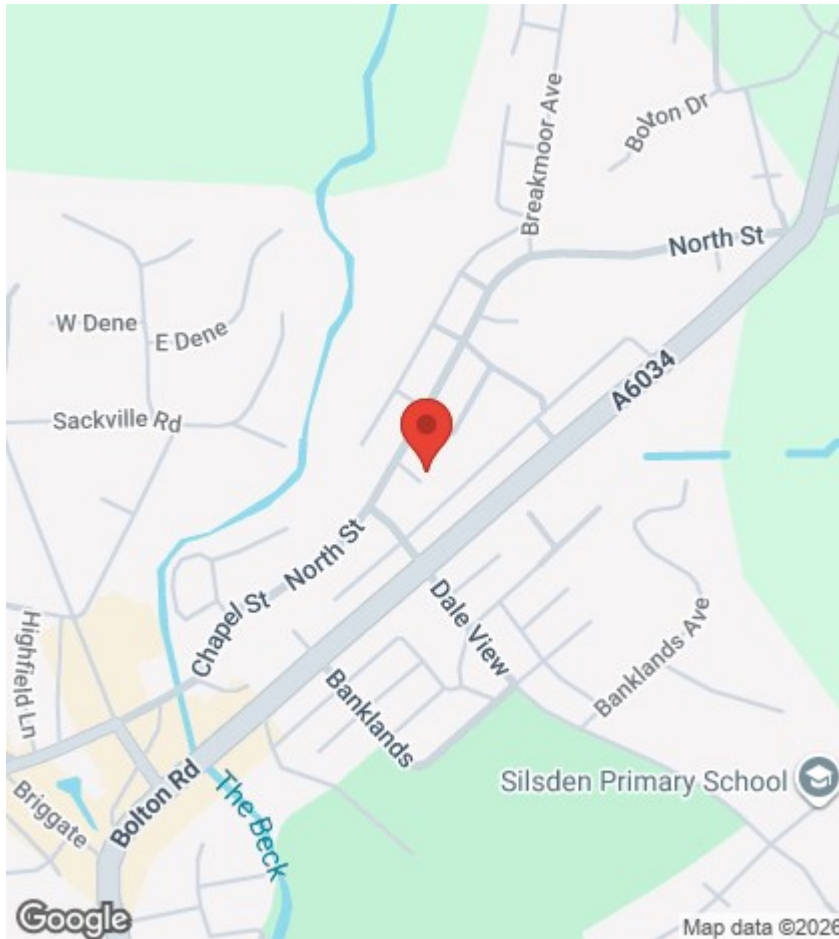
The kitchen is light and well-equipped, offering a bright and practical space with stylish tiled flooring and ample storage.

To the first floor, natural light pours in through side elevation windows on both the staircase and landing, offering charming views across the traditional stone-slatted rooftops. The principal bedroom benefits from stylish built-in wardrobes, while the second bedroom is a good-sized single featuring an oak floor. Completing the accommodation is a luxurious three-piece bathroom, finished to a high standard.

Externally, the property enjoys a delightful paved cottage garden, complete with seating areas, a timber shed and a substantial stone-built outbuilding, both benefiting from power and lighting, ideal for storage, hobbies or workspace use. The two adjoining properties have access at the rear.

North Street is a quiet and sought-after location, with No. 2 nestled among a collection of charming period properties. The town centre is just a short stroll away, offering a wide range of amenities expected of a thriving market town, along with excellent commuting links. The popular towns of Skipton and Ilkley are also conveniently close.

For those seeking a characterful cottage in a convenient and desirable location, this truly is a property not to be missed.



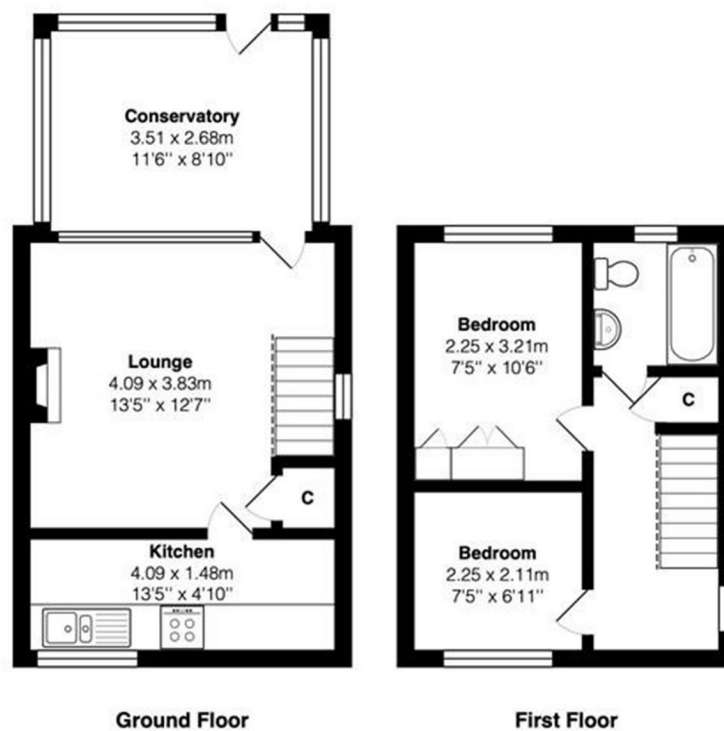
## Viewings

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>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 89        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      |           |
| (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: 54.6 m<sup>2</sup> ... 588 ft<sup>2</sup>  
All measurements are approximate and for display purposes only