



## Nicolsons Place, Silsden, BD20 0AF

Asking Price £95,000

- NO UPPER CHAIN
- DESIGNATED PARKING
- OPEN PLAN LIVING, DINING, KITCHEN AREA
- DESIRABLE LOCATION
- CLOSE TO LOCAL AMENITIES
- ONE BEDROOM GROUND FLOOR APARTMENT
- CHARMING COURTYARD SETTING
- CONTEMPORARY BATHROOM
- IDEAL FOR FTB & INVESTORS
- EXCELLENT TRANSPORT LINKS



## Nicolsons Place, Silsden, BD20 0AF

Nestled within a CHARMING, COBBLED COURTYARD, this superb ONE-BEDROOM GROUND-FLOOR APARTMENT offers a rare combination of privacy and convenience. Despite its TUCKED-AWAY SETTING, it is just a short stroll from the vibrant town centre, making it an EXCELLENT OPPORTUNITY FOR A WIDE RANGE OF BUYERS, INCLUDING FIRST-TIME BUYERS, INVESTORS, COUPLES, SINGLES OR RETIREES.



Council Tax Band: A



## PROPERTY DETAILS

Nestled within a charming, cobbled courtyard, this superb one-bedroom ground-floor apartment offers a rare combination of privacy and convenience. Despite its tucked-away setting, it is just a short stroll from the vibrant town centre, making it an excellent opportunity for a wide range of buyers, including first-time buyers, investors, couples, singles or retirees.

The apartment is thoughtfully designed to provide compact yet easily manageable accommodation with low running costs. Previously a successful residential let for several years, it now presents a fantastic chance for a new owner to enjoy its benefits.

Stepping through the private entrance, you are welcomed into a bright and airy open plan living, dining and kitchen area. Two large front-facing windows bathe the space in natural light while offering charming views of the courtyard. The modern kitchen is well-equipped, blending style and functionality seamlessly.

An inner hallway leads to the contemporary bathroom, while the double bedroom is positioned at the rear of the apartment. This peaceful retreat boasts two large windows with deep sills, allowing plenty of natural light to flood in. A built-in wardrobe provides convenient storage.

Externally, the apartment benefits from a designated parking space located right next to the property, ensuring easy access.

Nicolsons Place is a sought-after, purpose-built development of high-quality apartments, offering a unique blend of tranquillity and accessibility. Positioned just off the bustling Main Street, residents can enjoy a variety of shops, cosy coffee houses, lively bars and excellent restaurants, all just moments away. Public transport links are superb, with a bus service on the doorstep and the train station just a five-minute drive away.

Located midway between the highly desirable towns of Skipton and Ilkley, Silsden is a thriving community with excellent amenities, including a newly built primary school.

For those seeking a stylish yet affordable home in a quiet yet convenient location, this delightful apartment is an opportunity not to be missed.

## ADDITIONAL DETAILS

Lease Term is 999 years with 963 remaining.

Ground Rent is £25 per annum.

Service charge is £50 per month which includes maintenance & insurance.



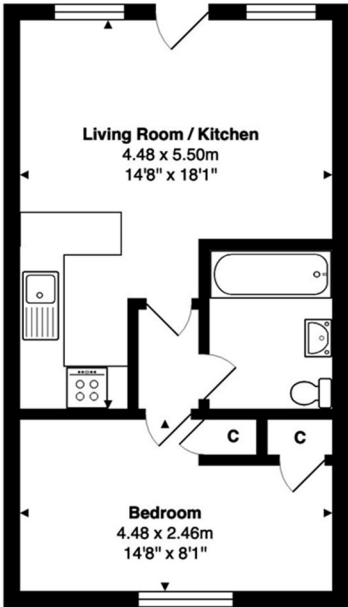
## Viewings

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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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: 36.7 m² ... 395 ft²

All measurements are approximate and for display purposes only