



## Nicolsons Place, Silsden, BD20 0AF

Asking Price £115,000

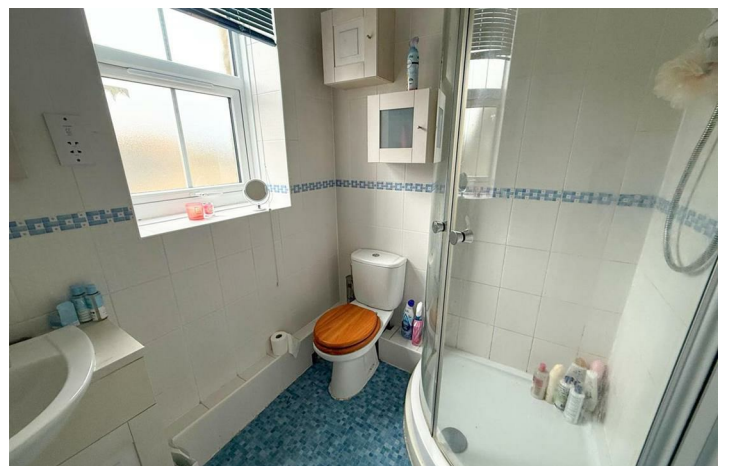
- NO UPPER CHAIN
- TWO WELL PROPORTIONED BEDROOMS
- DESIGNATED PARKING SPACE
- SITTING ROOM WITH JULIETTE BALCONY
- CLOSE TO LOCAL AMENITIES
- FIRST FLOOR APARTMENT
- CHARMING COURTYARD SETTING
- LIFT & STAIR ACCESS
- IDEAL AS A HOME OR INVESTMENT
- EXCELLENT TRANSPORT LINKS

# Nicolsons Place, Silsden, BD20 0AF

Are you searching for excellent value for money, conveniently located close to local amenities and commuting links, whether as a home or an investment? Apartment 14 could be just what you're looking for. This attractive first-floor, two-bedroom apartment offers well-planned and generously proportioned accommodation, set within a charming and well-maintained courtyard development.



Council Tax Band: B



## PROPERTY DETAILS

Are you searching for excellent value for money, conveniently located close to local amenities and commuting links, whether as a home or an investment? Apartment 14 could be just what you're looking for.

This attractive first-floor, two-bedroom apartment offers well-planned and generously proportioned accommodation, set within a charming and well-maintained courtyard development. A communal entrance hall provides both front and rear access, with an open staircase and lift servicing all floors.

The apartment itself features a spacious entrance hall with double doors opening into a bright and welcoming sitting room. This room is enhanced by a delightful Juliette balcony overlooking the peaceful courtyard, creating a light and airy living space. The kitchen is a good size and well equipped, offering ample space for everyday cooking and storage.

An inner hallway with useful storage cupboards leads to two well-proportioned bedrooms and a modern bathroom, providing comfortable and practical accommodation throughout.

Outside, the property benefits from a designated parking space.

Nicolsons Place is a purpose-built development set within an attractive courtyard setting, discreetly tucked away just off the High Street of this lovely town. The location is ideal for those who enjoy having amenities on the doorstep, including coffee shops, independent retailers, bars and restaurants, doctors, dentists and supermarkets. In addition, excellent commuting links are all within easy walking distance.

For buyers or investors seeking an affordable property in a highly convenient and desirable location, close to both amenities and transport links, this apartment is well worth a closer look.

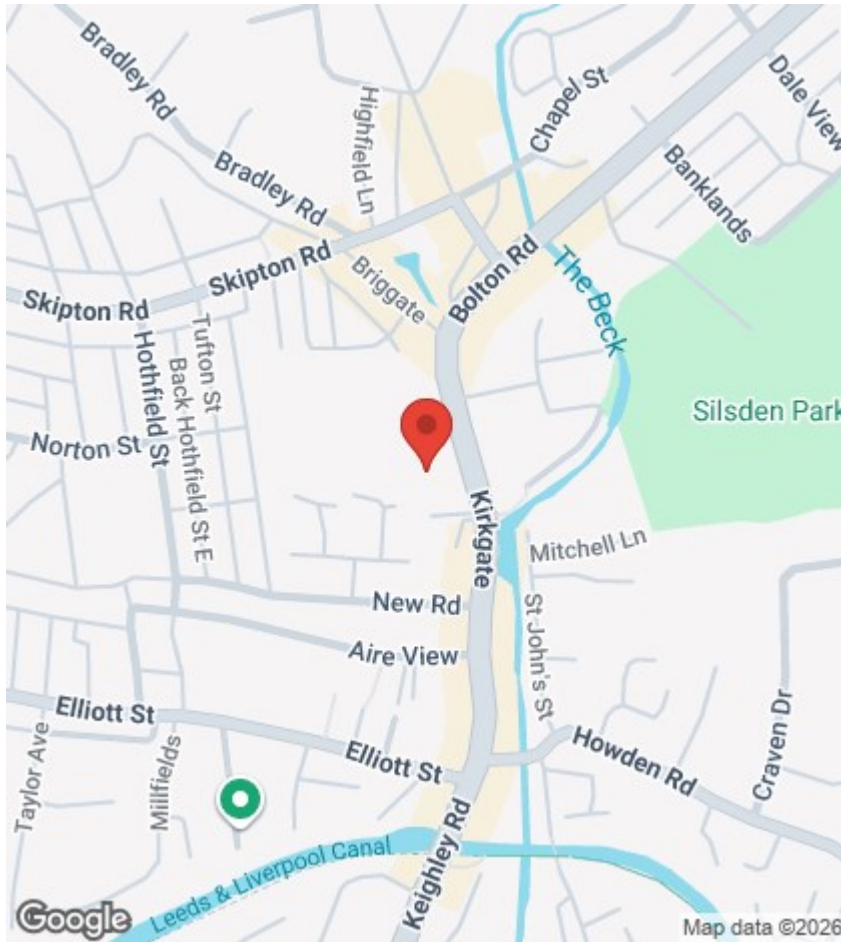
## ADDITIONAL DETAILS

Ground Rent - £25 p/a

Service Charge - £1569.43 p/a which covers maintenance of communal areas, communal electricity bills, lift maintenance if applicable and building insurance.

999 year lease from 1st May 1990

Charges subject to review



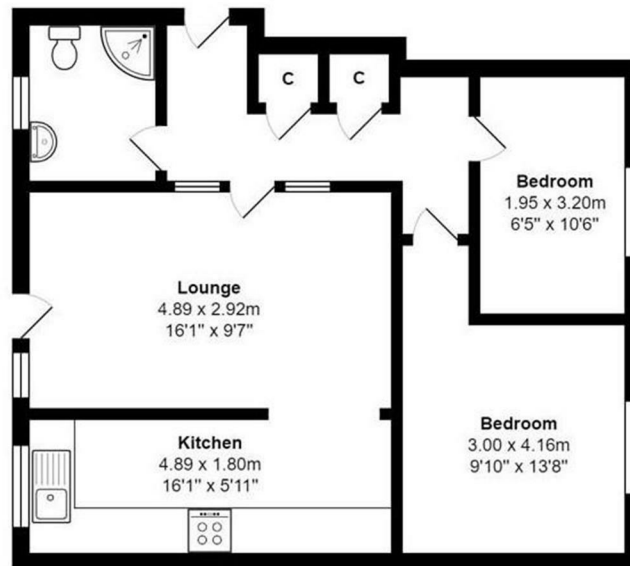
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</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	



Ground Floor

Total Area: 54.5 m<sup>2</sup> ... 587 ft<sup>2</sup>

All measurements are approximate and for display purposes only