



New Close Mill Fold, Silsden, BD20 0HP

Asking Price £235,000

- NO UPPER CHAIN
- OFF-ROAD PARKING FOR TWO VEHICLES
- GROUND FLOOR WC
- WELL PRESENTED THROUGHOUT
- BUILT IN 2010
- THREE BED MID TOWNHOUSE
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS KITCHEN/DINING ROOM
- IDEAL FOR A VARIETY OF BUYERS
- CLOSE TO LOCAL AMENITIES

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Originally constructed in 2010 by the highly regarded Snell Builders, known locally for creating practical, well-built homes designed for modern living, this well-maintained three bed townhouse offers a fantastic opportunity for a range of buyers, with the added benefit of no onward chain.



Council Tax Band: C



PROPERTY DETAILS

Originally constructed in 2010 by the highly regarded Snell Builders, known locally for creating practical, well-built homes designed for modern living, this well-maintained property offers a fantastic opportunity for a range of buyers, with the added benefit of no onward chain.

Set behind a neat, paved driveway providing off-road parking for two vehicles, a couple of steps lead you to the entrance where a glazed UPVC door opens into a welcoming porch. With a charming feature window and access to a convenient downstairs WC, it's a practical and inviting introduction to the home.

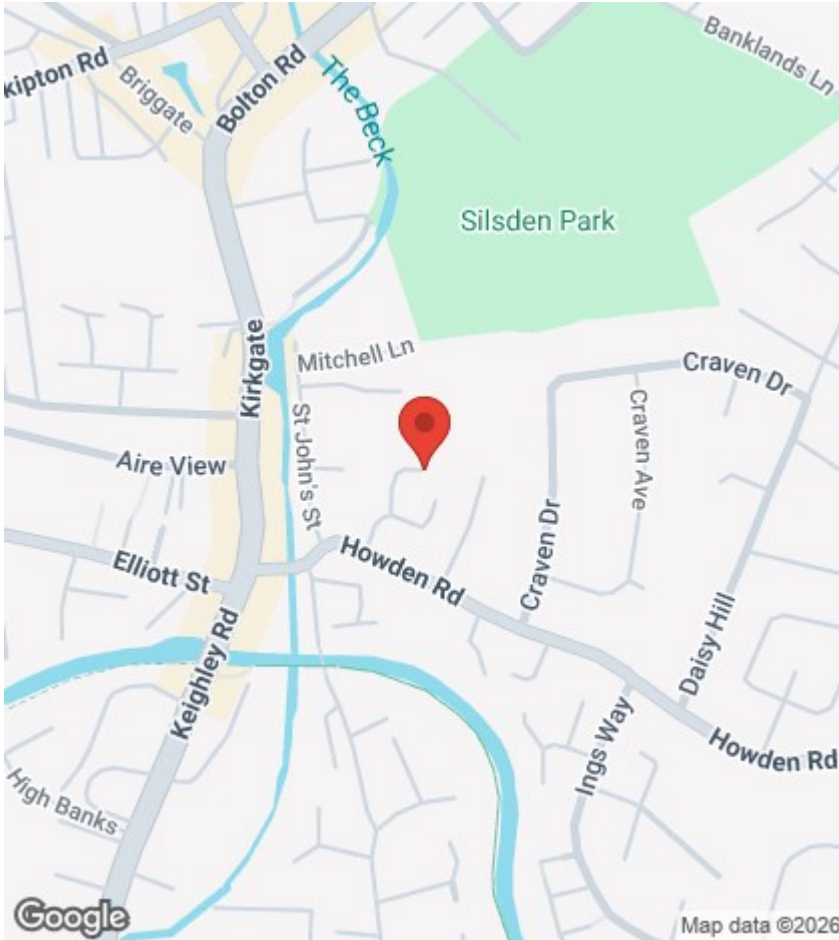
Stepping through into the main living room, you're greeted by a light-filled and generously proportioned space, offering flexibility for a variety of layouts. The open staircase adds to the sense of space, whilst the large window draws in natural light, creating a warm and comfortable setting to relax or entertain.

To the rear, the kitchen/dining room spans the width of the property and enjoys a lovely outlook over the garden. Well-cared for and perfectly functional as it stands, this space also offers exciting potential for those looking to modernise; whether that's reconfiguring the layout or introducing a central island to create a more sociable, open-plan hub. With two windows and a glazed door, the room is beautifully bright, particularly in the afternoon and evening when the garden enjoys the sun.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both benefiting from large windows and pleasant outlooks to the front and rear respectively. One includes fitted wardrobes, adding to the practicality of the space. A third bedroom offers versatility ideal as a nursery, home office or guest room depending on your needs.

Externally, the rear garden has been thoughtfully designed for ease of maintenance, combining paving and shale to create a private and usable outdoor space. Whether it's enjoying a morning coffee, adding potted plants or creating a seating area for summer evenings, it's a space that can easily be personalised to suit your lifestyle.

Silsden, often fondly referred to as Cobbydale, is a thriving and well-connected village that continues to grow in popularity with buyers seeking the perfect balance between countryside charm and everyday convenience. With a strong sense of community, a range of independent shops, cafés and local amenities, as well as excellent transport links to Skipton, Keighley and beyond, it offers something for everyone. Surrounded by beautiful Yorkshire countryside and with the Leeds–Liverpool Canal running through the village, Silsden is ideal for those who enjoy the outdoors whilst still wanting easy access to nearby towns and commuting routes.



Viewings

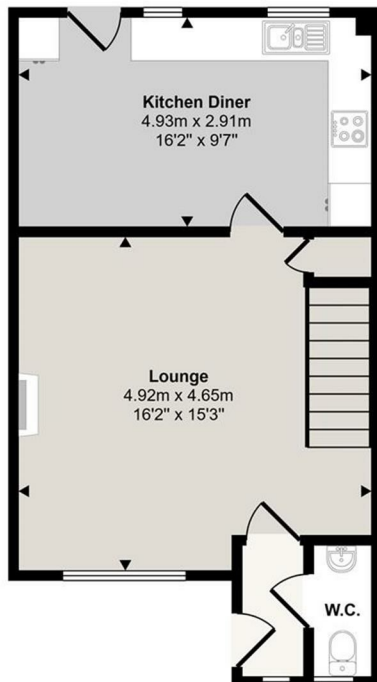
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

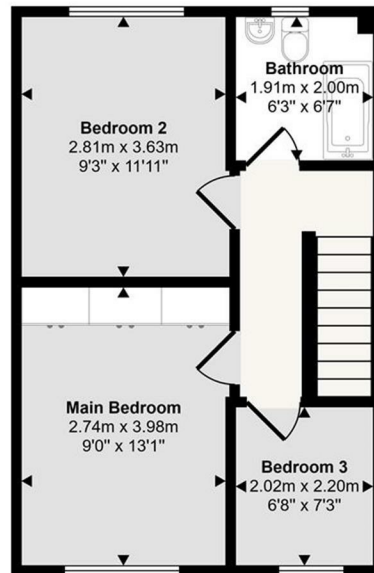
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	90
(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	

Approx Gross Internal Area
78 sq m / 843 sq ft



Ground Floor
Approx 41 sq m / 438 sq ft



First Floor
Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappv 360.