







Flat A, Bolton Court, Bolton Road, Silsden, BD20 0JY

Asking Price £107,000

- NO UPPER CHAIN
- TWO BEDROOMS
- OPEN PLAN LIVING SPACE
- NEW CARPETS THROUGHOUT
- IDEAL FOR A VARIETY OF BUYERS
- SECOND FLOOR APARTMENT
- ELEGANT VICTORIAN BUILDING
- BEAUTIFULLY PRESENTED
- FULL OF CHARACTER & CHARM
- FAR REACHING VIEWS

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THE PERFECT START TO HOMEOWNERSHIP. Occupying the second floor of a handsome period property, this two bedroom apartment immediately benefits from its elevated position, with wonderful outlooks across the surrounding rooftops and countryside beyond. Internally, the accommodation feels surprisingly spacious and homely, combining the character of the original building with the practicality of apartment living.

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Council Tax Band: A







PROPERTY DETAILS

Enjoying an enviable second-floor position with far-reaching views, this characterful two-bedroom apartment offers something a little different – all the ease and convenience of apartment living, yet with the charm and proportions of a traditional stone-built home. With no apartment above, you could even call it a touch of 'penthouse living'! Freshly laid carpets, two bedrooms, a generous living room, separate kitchen, bathroom, all-electric accommodation and access to communal outside space make this a particularly appealing home. The apartments within the building are owner-occupied rather than tenanted, adding to the settled residential feel. Ideal for first-time buyers, downsizers, professionals or anyone looking for a low-maintenance home without sacrificing character or space. Interest is expected to be strong – the apartment below was snapped up within days, so early viewing is highly recommended.

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The generous living room provides plenty of room for both relaxing and dining, with its elevated outlook and sloping ceiling adding character and creating a cosy feel. The separate fitted kitchen offers a good range of storage and workspace, with space for the usual appliances.

There are two bedrooms, making the property equally suitable for an individual, couple or those wanting that increasingly valuable additional room for guests, hobbies or working from home. Both bedrooms enjoy the character that comes with being positioned at the top of the building, while the accommodation has been further refreshed with new carpets.

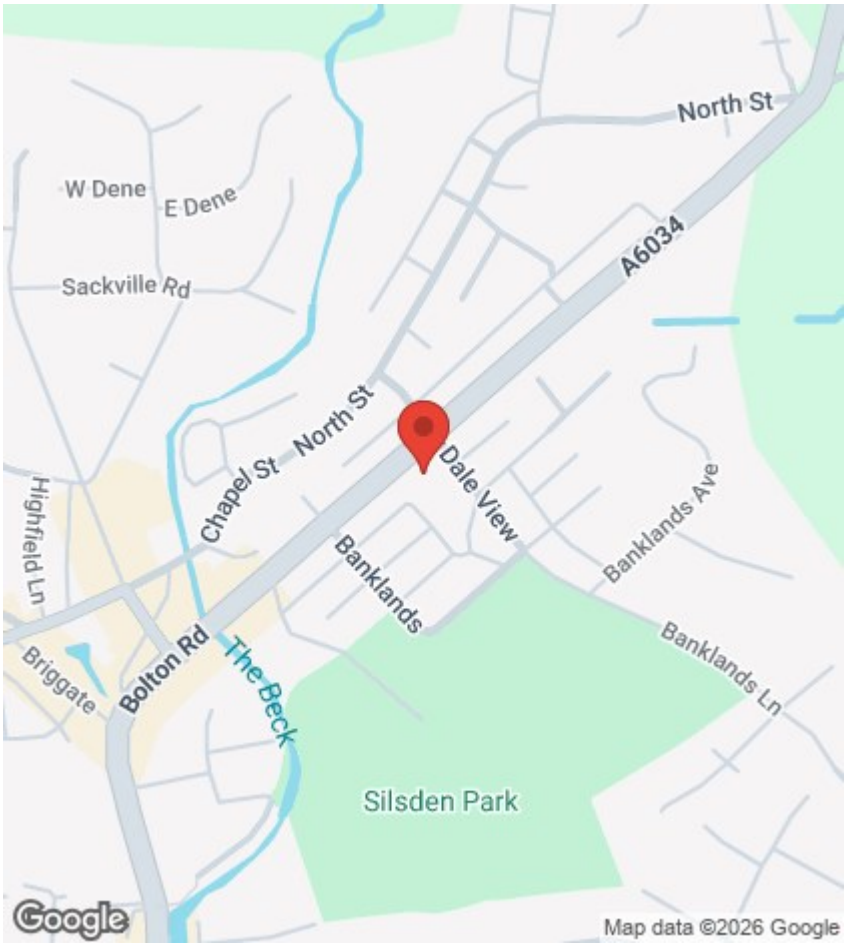
Completing the apartment is a well-proportioned bathroom, fitted with a white suite including a bath with shower over. The property is all electric and is one of only three flats in the property, each held on a 999 year lease and owning a1/3 share of the freehold. Each flat owner pays a reasonable £30 per month service charge for building's insurance and maintenance of communal areas. The property was also re-roofed in 2009.

One of the real attractions here is the unusual balance the property offers. Set within a substantial traditional house, it retains a sense of character and permanence that can sometimes be missing from purpose-built apartment blocks, yet you still gain the benefits of apartment life – a manageable home, less outside maintenance and the ability to simply lock the door and go. Being right at the top of the building also means there are no neighbours above, giving it that cheeky little hint of penthouse living alongside some of the best views in the building.

Bolton Road is conveniently positioned for everything Silsden has to offer, with the town centre and its excellent selection of independent shops, cafés, pubs and everyday amenities within easy reach. Silsden is surrounded by beautiful countryside while remaining well placed for neighbouring Skipton, Ilkley and Keighley, making it an attractive option for those wanting a Yorkshire town lifestyle with both amenities and open countryside close at hand. With the apartment downstairs attracting a buyer within just days of coming to market, we would strongly recommend moving quickly to arrange a viewing of this highly desirable home.

ADDITIONAL INFORMATION

Lease Term 999 years
Years remaining 955 years
Service charge - £30pcm which includes building insurance and maintenance & lighting of the communal areas.

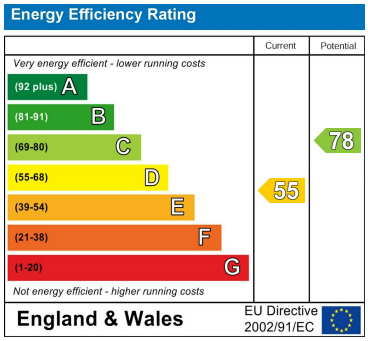


Viewings

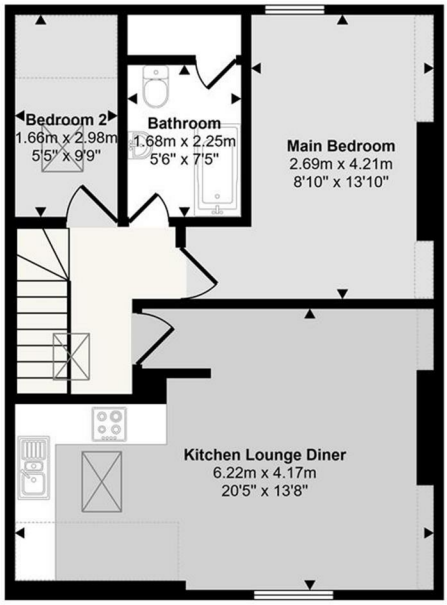
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

D



Approx Gross Internal Area
54 sq m / 583 sq ft



Floorplan

Denotes head height below 1.5m

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 Snappy 360.

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