



## Low Bank House, Sykes Lane, Silsden, BD20 0ED

**Asking Price £245,000**

- AN ATTRACTIVE SEMI-DETACHED PROPERTY
- REAR ENCLOSED GARDEN
- CONSERVATORY AT THE REAR
- CENTRAL HEATING & DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- OFF-ROAD PARKING
- SPACIOUS DINING ROOM
- SET IN A TRANQUIL LOCATION
- EXCELLENT TRANSPORT LINKS



# Low Bank House, Sykes Lane, Silsden, BD20 0ED

An attractive THREE-BEDROOM SEMI-DETACHED house within EASY REACH OF LOCAL AMENITIES, offering deceptively SPACIOUS ACCOMMODATION with ENCLOSED GARDENS and OFF-ROAD PARKING.



Council Tax Band: C



## PROPERTY DETAILS

An attractive three-bedroom semi-detached house within easy reach of local amenities, offering deceptively spacious accommodation with enclosed gardens and off-road parking.

Low Bank House is just a short distance from the town centre facilities and a stone's throw from the canal towpath. This semi-detached property offers more than meets the eye and is well worth an inspection. Featuring gas-fired central heating and sealed unit double glazing, the property briefly comprises an entrance door leading into a spacious dining room, a kitchen and a separate lounge that opens to a conservatory at the rear, overlooking delightful, well-maintained gardens. An inner hall leads to a spacious landing with a picture window on the half landing. The first floor offers three bedrooms, though the bathroom is accessed through one of the bedrooms, necessitating some reconfiguration of the upper floor.

Outside, there is an enclosed garden/parking area to the side of the property, while the rear features a delightful, enclosed garden with a lawn, various shrubs and views towards the hills and beyond.

Silsden is a popular and thriving village with excellent local amenities, including village shops, a supermarket, a primary school, churches, public houses, eateries, a dentist and a doctor's surgery. Situated midway between Skipton, Ilkley, and Keighley, it is an ideal base for Aire Valley commuters, with Steeton railway station nearby.

Viewing is essential to appreciate the potential and space this property offers, set in a tranquil backwater location.



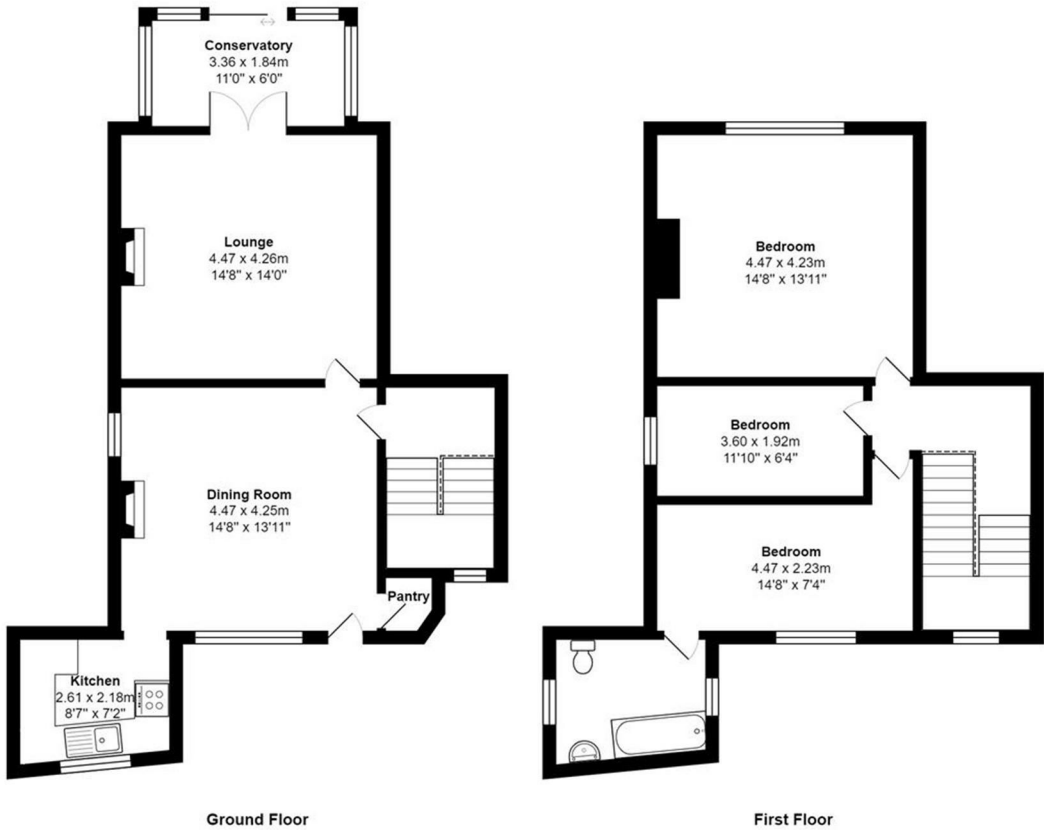
Viewings

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) A		86
(81-91) B		
(69-80) C	66	
(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



Total Area: 111.6 m² ... 1201 ft²  
All measurements are approximate and for display purposes only