



**Nicolsons Place, Silsden, BD20 0AF**

**Asking Price £115,000**

- NO UPPER CHAIN
- TWO BEDROOMS
- DESIGNATED PARKING
- CLOSE TO AMENITIES
- EXCELLENT COMMUTING LINKS
- FIRST FLOOR APARTMENT
- COMMUNAL AREA TO THE OUTSIDE
- CHARMING COURTYARD SETTING
- IDEAL FTB OR INVESTOR PROPERTY
- EARLY VIEWING RECOMMENDED

# Nicolsons Place, Silsden BD20 0AF

Nestled in a TRANQUIL AREA of a CHARMING COURTYARD, this TWO BEDROOM, FIRST FLOOR APARTMENT has DESIGNATED PARKING for one vehicle and the use of OUTSIDE COMMUNAL AREA.



Council Tax Band: B



## **PROPERTY DETAILS**

Nestled in a tranquil corner of a charming courtyard, just a short distance from the bustling town centre, this first-floor apartment provides two-bedroom accommodation with a lovely view of the courtyard.

Situated in an appealing purpose-built complex featuring one and two bedroom apartments, it caters to first-time buyers, those downsizing, individuals seeking a lock-up-and-leave option or those interested in an investment property.

The complex is equipped with a telecom system providing access to a communal entrance hall. Elevators and stairs lead to the upper floors and there is rear access available. The spacious landing boasts a feature window overlooking the outside courtyard. Upon entry, you'll find an L-shaped entrance hall leading to a generous sitting/dining room with Juliette balcony that opens into a well-equipped kitchen. Two sizeable bedrooms and a modern shower room complete the interior. Outside, there is a communal area and designated parking for one vehicle.

Silsden with its strong sense of community, has witnessed growth in recent years, becoming a sought-after town for both young and old residents. The town features a charming duck pond and beck running through its centre, surrounded by various shops, coffee shops, bars and restaurants. The newly established primary school is excellent, serving as a feeder school to the excellent secondary school, South Craven which is located in the nearby village of Cross Hills.

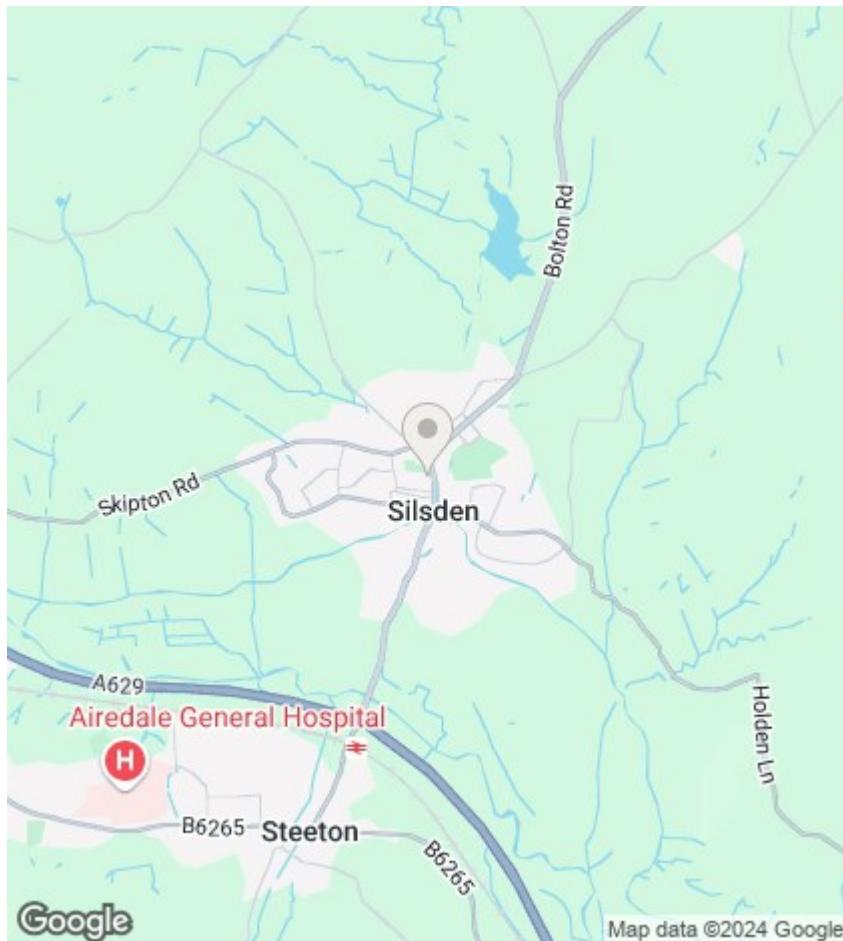
Strategically positioned between Skipton and Ilkley, Silsden offers excellent commuting links. The bus service is conveniently at the doorstep and the train link, providing easy access to larger business centres, is approximately a 15 minute walk away.

If you're seeking a delightful town setting, close to amenities and commuting links at an affordable price, this property is well worthy of consideration.

## **ADDITIONAL DETAILS**

Service charge and Ground rent £1548.72 per annum

999 year lease from 1st May 1990



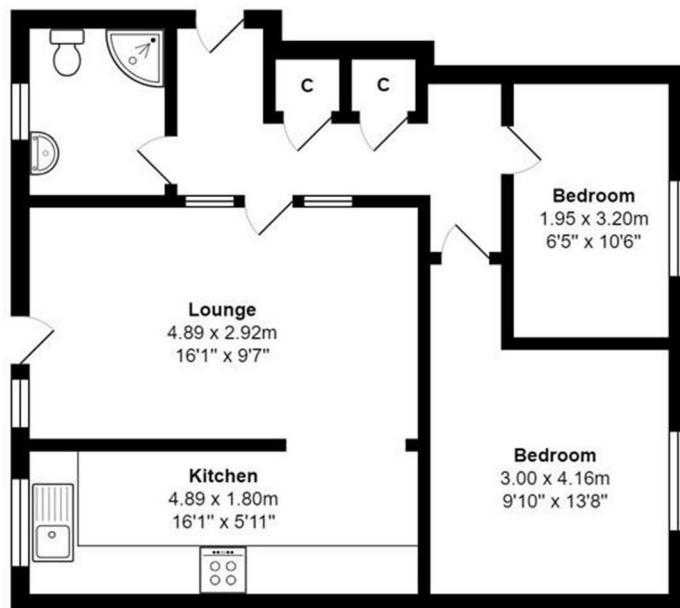
## Viewings

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) A                                 |         |                         |
| (81-91) B                                   | 83      | 85                      |
| (69-80) C                                   |         |                         |
| (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 |



Ground Floor

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

All measurements are approximate and for display purposes only