



**Bolton Road, Silsden, BD20 0JY**

**Asking Price £137,500**

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- GARDEN FRONTAGE & REAR YARD
- USEFUL CELLAR FOR ADDITIONAL STORAGE
- DOUBLE GLAZING THROUGHOUT
- STONE-BUILT TERRACED PROPERTY
- PARKING TO THE REAR
- GENEROUS DINING KITCHEN
- HUGE POTENTIAL
- HIGHLY SOUGHT-AFTER LOCATION

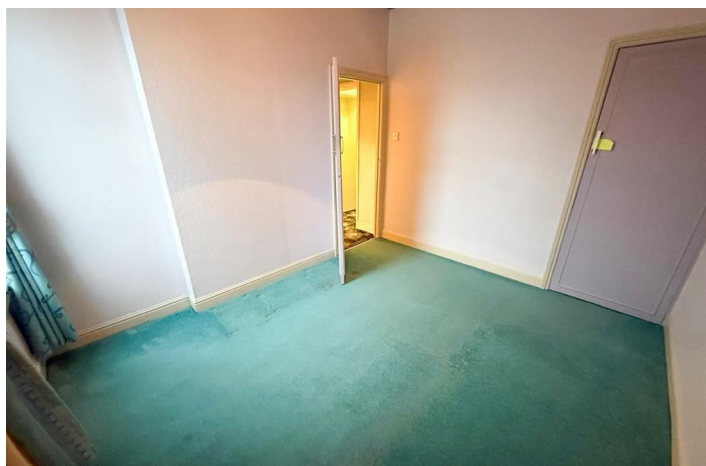


# Bolton Road, Silsden, BD20 0JY

For those seeking a property with scope to modernise and truly make their own, ideally positioned close to the town centre and benefiting from off-road parking, this home could be just the opportunity you've been waiting for.



Council Tax Band: B



## PROPERTY DETAILS

For those seeking a property with scope to modernise and truly make their own, ideally positioned close to the town centre and benefiting from off-road parking, this home could be just the opportunity you've been waiting for.

The property already enjoys double glazing throughout and UPVC doors, however the remaining accommodation would benefit from updating, offering excellent potential to add value. Stepping through the front door, you are welcomed into a cosy sitting room featuring a charming stone fireplace, which then leads through to a generously sized dining kitchen with access out to the rear yard.

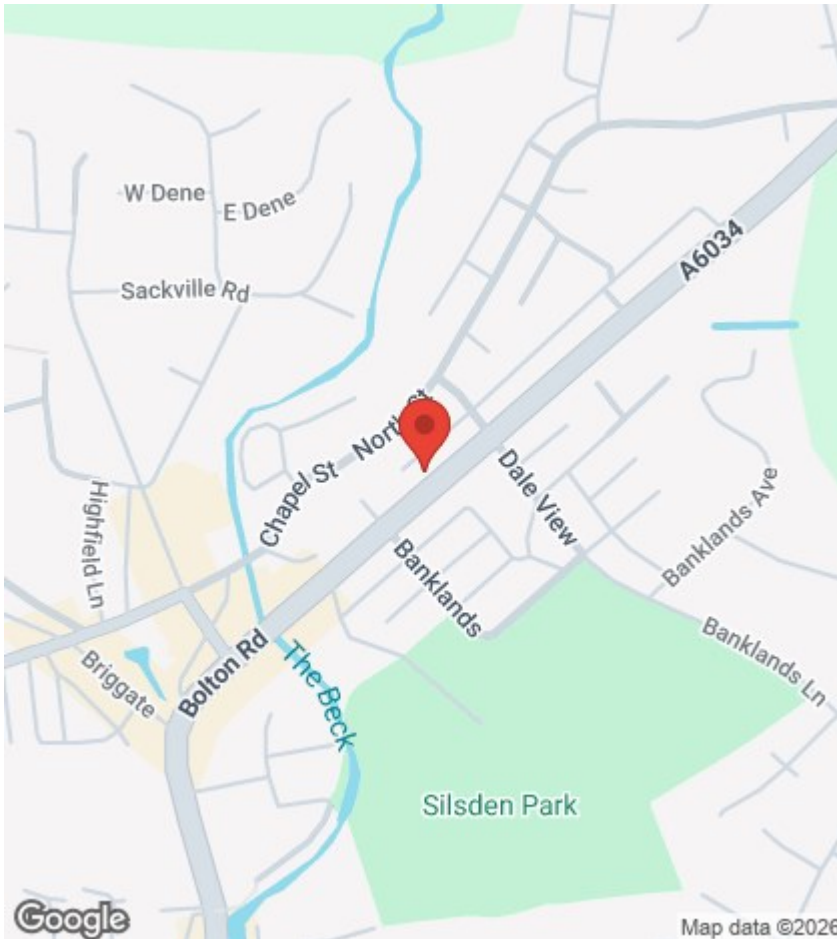
A particularly useful cellar provides additional storage or workspace, complete with traditional stone banks and the benefit of both water and power.

To the first floor, the landing offers built-in storage cupboards, leading to two well-proportioned double bedrooms and a family bathroom.

Externally, there is a garden frontage, with a rear yard and valuable off-road parking to the rear.

Situated on Bolton Road amongst a row of similar, well-regarded properties, the home is ideally suited to a range of buyers. It is conveniently located close to all town centre amenities, with excellent schooling, bus routes and train links for commuters. The town itself enjoys a strong community feel, appealing to both families and professionals alike.

Whether you are looking for a home or an investment project to personalise, this property is well worth a closer look.




## Viewings

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

## EPC Rating:

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>21</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor

First Floor

Total Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

All measurements are approximate and for display purposes only