



## St. Johns Street, Silsden, BD20 0ES

**Asking Price £159,950**

- GRADE II LISTED STONE-BUILT COTTAGE
- COSY SITTING ROOM WITH FEATURE FIREPLACE
- WELL-APPOINTED KITCHEN
- BLENDS TIMELESS CHARM WITH STYLISH MODERN TWISTS
- IDEAL LOCATION CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- PRACTICAL UTILITY ROOM ON BASEMENT LEVEL
- LIGHT-FILLED PRINCIPAL BEDROOM
- PICTURESQUE VIEWS OVER THE BECK
- IDEAL FOR FTB, INVESTORS & THOSE LOOKING TO DOWNSIZE

# St. Johns Street, Silsden BD20 0ES

A truly stunning Grade II listed stone-built cottage, brimming with charm, character and timeless appeal. Beautifully presented throughout, this delightful home blends period features with stylish modern touches, creating a warm and inviting space ready to move straight into and enjoy.



Council Tax Band: A



## PROPERTY DETAILS

A truly stunning Grade II listed stone-built cottage, brimming with charm, character and timeless appeal. Beautifully presented throughout, this delightful home blends period features with stylish modern touches, creating a warm and inviting space ready to move straight into and enjoy.

Perfectly suited to first-time buyers, investors or those looking to downsize, the cottage occupies a convenient position on the flat, just a short stroll from excellent local amenities. Early viewing is strongly recommended to fully appreciate the character and setting of this wonderful home.

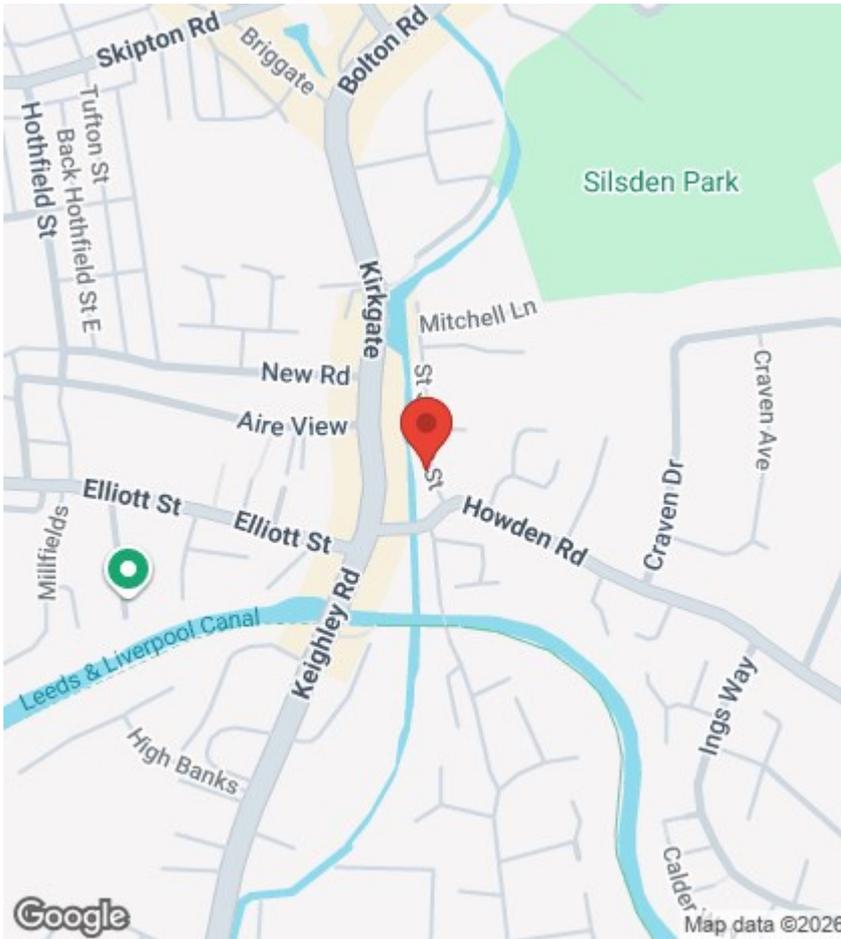
Step through the front door into a welcoming sitting room, where exposed beams and a charming feature fireplace create a cosy and characterful focal point. An attractive archway leads through to the well-appointed kitchen, thoughtfully designed with a rear window that frames picturesque views over the beck, adding a tranquil touch to everyday living. From here there is access to both the basement and the first floor.

The basement level offers a practical utility room with tiled flooring, providing valuable additional storage and workspace.

Upstairs, the spacious landing leads to a generous principal bedroom with two front-facing windows, filling the room with natural light. There is also a second well-proportioned bedroom and a beautifully styled bathroom, completing the accommodation.

Located on St Johns Street, the property enjoys an enviable setting within a short stroll of the vibrant town centre, where you will find local schools, supermarkets, coffee shops, restaurants, bars and a variety of independent shops. The area also benefits from excellent bus and train connections, making it ideal for commuters.

For buyers seeking a characterful cottage with a contemporary twist, set in a convenient location just moments from the heart of the town, this charming home is not to be missed.



## 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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor



First Floor