



## Hainsworth Street, Silsden, BD20 0EY

Asking Price £189,995

- NO UPPER CHAIN
- THREE DOUBLE BEDROOMS
- SUBSTANTIAL REAR GARDEN
- WELL EQUIPPED, MODERN KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- CHARMING TOWNHOUSE
- PRIVATE DRIVE
- ARRANGED OVER THREE GENEROUS LEVELS
- STYLISH HOUSE BATHROOM
- IDEAL FOR A VARIETY OF BUYERS

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Council Tax Band: B



## PROPERTY DETAILS

At first glance, this attractive three double bedroom townhouse may appear modest, but step inside and you will quickly discover a surprisingly spacious and thoughtfully designed home arranged over three generous levels. Adding to the appeal is the unexpectedly large rear garden, offering ample outdoor space and even the potential to extend without compromising the garden itself.

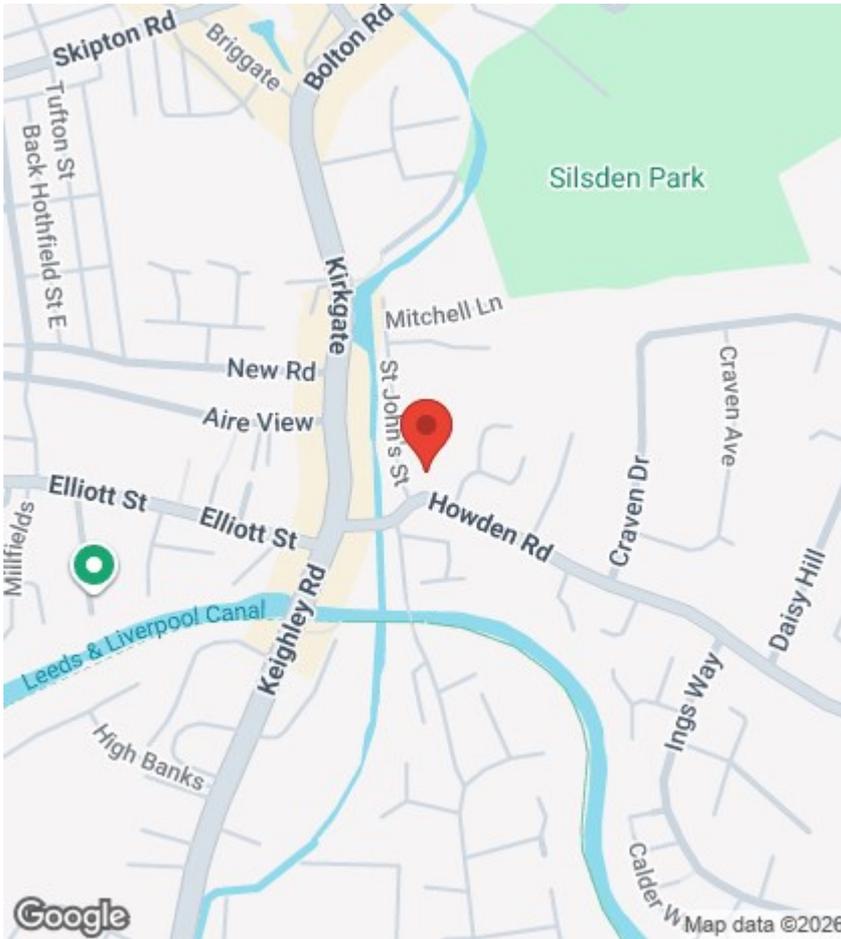
This is a true turnkey property, ready for its new owners to move straight in and enjoy. The welcoming entrance hall features an enclosed staircase leading to the upper floors. The sitting room is light-filled and inviting, enhanced by an attractive fireplace and flowing seamlessly into a stylish, modern and well-equipped kitchen. The kitchen benefits from a useful under-stairs storage cupboard and provides direct access to the rear garden, perfect for both everyday living and entertaining.

The first floor hosts two well-proportioned double bedrooms, one of which includes built-in wardrobes. Completing this floor is a beautifully finished luxury bathroom. Occupying the top floor is a further double bedroom, flooded with natural light from two large Velux windows, creating a bright and airy retreat.

Externally, the property offers off-road parking to the front, while to the rear lies a substantial garden with well-kept lawns and designated seating areas. There is also a shared rear access serving three neighbouring properties.

Ideally positioned just outside the town centre, the home is only a short stroll from the vibrant heart of Silsden, renowned for its picturesque beck, charming waterfall and resident ducks. The town offers a range of everyday amenities, recreational facilities and an excellent primary school. Popular with buyers of all ages, Silsden is a location that truly needs to be experienced to be appreciated.

For those seeking generous internal space, excellent outdoor areas, a convenient location and outstanding value for money, this property is well worth a closer look.



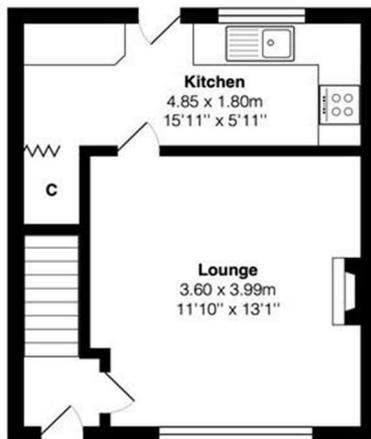
## Viewings

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

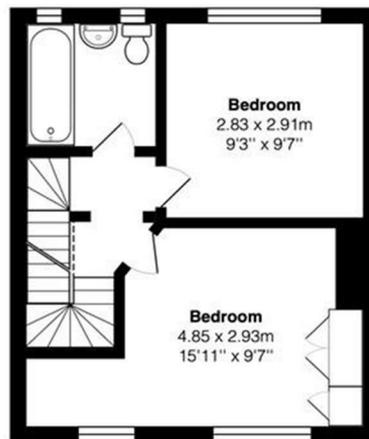
## EPC Rating:

C

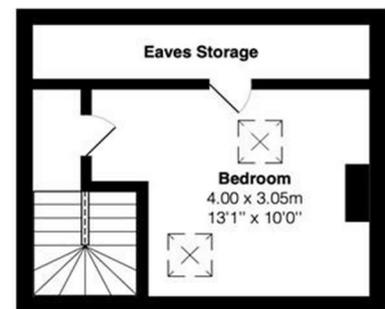
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>

All measurements are approximate and for display purposes only