



Woodside Road, Silsden, BD20 0BN

Asking Price £235,000

- THREE BED END TERRACE
- OFF-ROAD PARKING
- DINING ROOM WITH FRENCH DOORS
- UTILITY ROOM WITH W.C
- IDEAL FAMILY HOME
- FRONT & REAR GARDENS
- LIGHT FILLED SITTING ROOM WITH BAY WINDOW
- MODERN, WELL-EQUIPPED KITCHEN
- COMTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION

# Woodside Road, Silsden, BD20 0BN

This substantial three-bedroom family home offers generous living space, off-road parking, and a large rear garden, making it an ideal choice for a growing family or those seeking a more spacious home, including buyers working from home.



Council Tax Band: B



## PROPERTY DETAILS

This substantial three-bedroom family home offers generous living space, off-road parking, and a large rear garden, making it an ideal choice for a growing family or those seeking a more spacious home, including buyers working from home. The property enjoys an excellent location, close to local schools, shops and convenient commuting links.

The home is accessed via a welcoming and spacious entrance hall, which leads to a practical walk-in boot room/cloakroom. An open staircase rises to the first floor, while the ground floor accommodation flows beautifully. The bright and inviting sitting room features a large bay window that floods the space with natural light and opens through to the dining room. The dining area, finished with wood-effect flooring and a stylish radiator, benefits from French doors that open directly onto the rear garden, creating an ideal space for family living and entertaining.

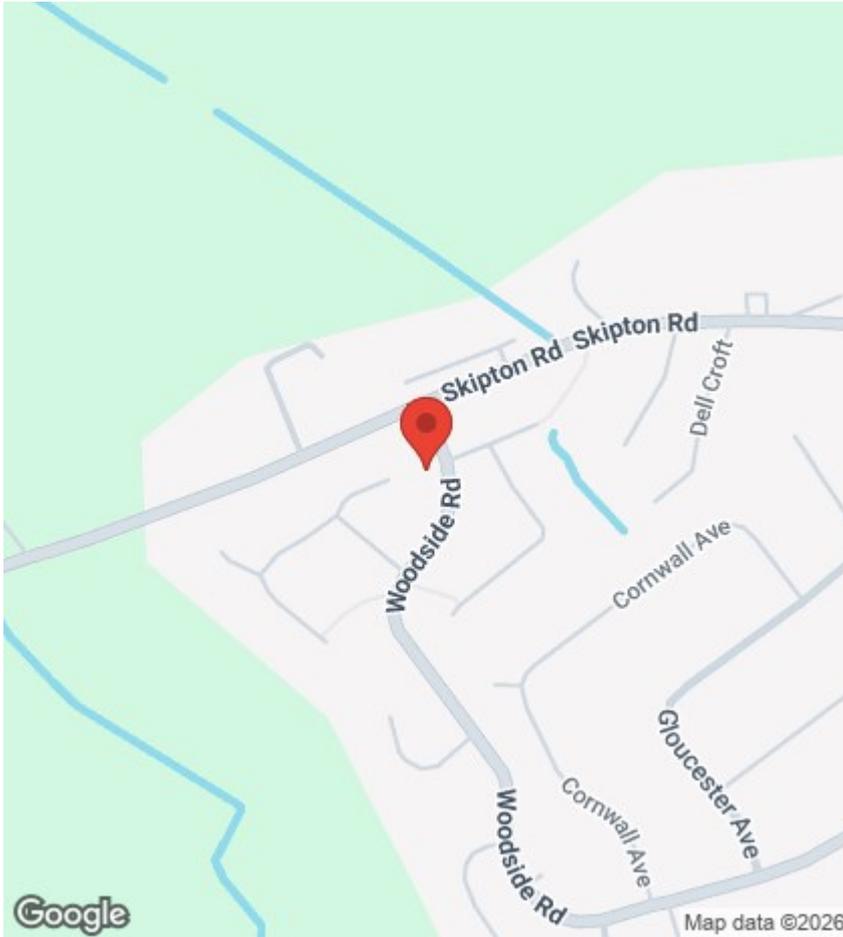
The modern, well-equipped kitchen with integrated dishwasher, enjoys pleasant views over the garden and provides access to a highly useful utility room with WC, along with an additional storage room, enhancing the practicality of the home.

To the first floor, a spacious landing with a side elevation window leads to two well-proportioned double bedrooms, both enjoying attractive outlooks, along with a generous single bedroom featuring built-in wardrobe space. Completing the accommodation is a contemporary family bathroom benefitting from under floor heating.

Externally, the property offers a front garden with off-road parking and convenient side access to the rear. The large, enclosed rear garden is mainly laid to lawn and includes timber sheds, providing excellent outdoor space for families.

Woodside Road is located just off Elliott Street, close to Silsden town centre. Silsden has become a highly sought-after location in recent years, offering a vibrant high street, excellent schooling and strong commuting links, while retaining the charm and amenities of a thriving small town.

For buyers searching for a superb family home with generous gardens and versatile living space, this property truly deserves closer inspection.



## 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	83
(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	

