



**Woodside Road, Silsden, BD20 0BN**

**Asking Price £249,950**

- CHAIN FREE
- GARDENS TO FRONT AND REAR
- GARAGE
- SOUGHT AFTER AREA
- CLOSE TO AMENITIES
- THREE BED SEMI DETACHED
- DRIVEWAY
- EXCELLENT VIEWS
- GOOD TRANSPORT LINKS
- VIEWINGS A MUST

# Woodside Road, Silsden BD20 0BN

This outstanding THREE-BEDROOM, SEMI-DETACHED home is situated on an attractive plot with DELIGHTFUL REAR VIEWS. Having a FRONT AND REAR GARDEN and GARAGE this property is nestled within a SOUGHT AFTER LOCATION and would make a perfect FAMILY HOME.



Council Tax Band: C



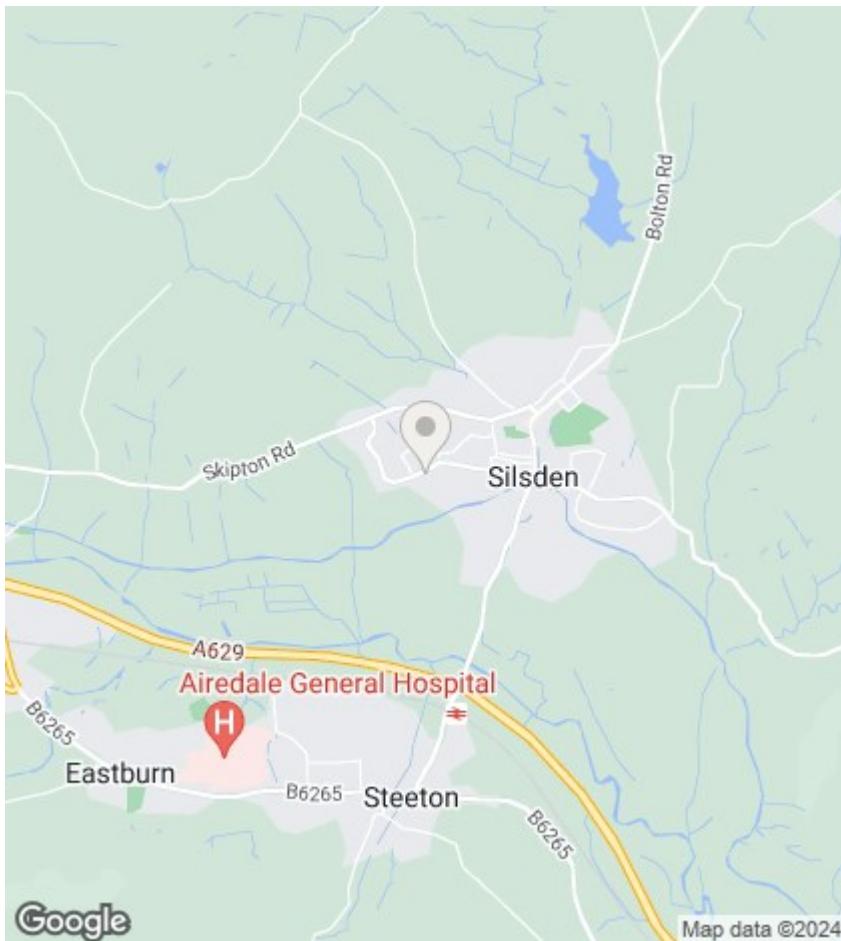
## PROPERTY DETAILS

This outstanding three-bedroom, semi-detached home is situated on an attractive plot with delightful rear views extending over the Aire Valley. Recent improvements have been made including a new roof, boiler, full insulation including underfloor and a ground floor shower room. While some areas require upgrading to maximize its full potential, early viewing is highly recommended.

The double glazed and gas centrally heated property boasts an entrance hall, an interconnected sitting and dining room, a well-appointed kitchen, a conservatory/garden room with a solid roof and a ground floor shower room. Upstairs, you'll find three bedrooms, two of which offer stunning views, while the third includes a W.C. and sink with the option of converting this room into a bathroom (subject to relevant planning). Outside has a spacious front garden with a driveway leading to a large garage/workshop fitted with an electric up-and-over door. The property offers a raised patio area to the rear and greenhouse to the side of the garage with connecting door into the garage.

Situated on Woodside Road, this home enjoys a convenient location, just a short walk to the town centre. Here, you'll find a wide selection of amenities including coffee shops, bars, restaurants, excellent schools and easy access to bus and train links. Silsden has gained popularity among buyers and offers straightforward connections to Skipton and Ilkley.

To fully appreciate the charm and potential of this remarkable home, early viewing is strongly recommended.



## 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		
(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	



Total Area: 89.0 m<sup>2</sup> ... 959 ft<sup>2</sup>  
All measurements are approximate and for display purposes only