



## Laurel Grove, Silsden, BD20 0AY

**Asking Price £200,000**

- STONE BUILT TOWNHOUSE
- LOW MAINTENANCE GARDEN
- PEACEFUL CUL-DE-SAC LOCATION
- CLOSE TO AMENITIES
- THREE BEDROOMS
- SPACIOUS LIVING/DINING KITCHEN
- SUITABLE FOR A VARIETY OF BUYERS
- SOUGHT AFTER TOWN



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Tucked away at the end of a peaceful cul-de-sac sits this charming three-bedroom, stone-built townhouse - offering thoughtfully arranged accommodation throughout. While the property would benefit from a touch of TLC, it presents a wonderful opportunity for a wide range of buyers.



Council Tax Band: B



## PROPERTY DETAILS

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Step through the front door into a welcoming entrance hall, where an enclosed staircase rises to the first floor. The sitting room is warm and inviting, centred around an attractive fireplace with a coal-effect gas fire. A large picture window frames pleasant views of the front garden and down the cul-de-sac, filling the room with natural light.

The spacious living/dining kitchen is well equipped and bright, featuring a rear-facing window and French doors that open directly onto the garden, creating a lovely flow between indoor and outdoor living.

Upstairs, a generous landing leads to two double bedrooms and a well-sized single bedroom, along with a three-piece white bathroom suite. Outside, the property enjoys low-maintenance gardens, ideal for those seeking easy upkeep.

Laurel Grove rests in the heart of this highly sought-after town, popular with residents of all ages. Perfectly positioned between Skipton and Ilkley, it benefits from excellent transport links, renowned schooling and a vibrant high street filled with shops, cafés, bars and restaurants.

For anyone seeking a traditional stone-built home with character, space and close proximity to local amenities, this delightful property could be the perfect fit.



## 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>		87
(69-80) <b>C</b>	71	
(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		
England & Wales		EU Directive 2002/91/EC

