



Weavers Walk, Silsden, BD20 9PZ

Asking Price £109,950

- NO UPPER CHAIN
- ONE DOUBLE BEDROOM
- TELEPHONE ENTRY SYSTEM
- VIEWING ADVISED
- FIRST FLOOR APARTMENT
- LARGE INTEGRAL GARAGE TO REAR
- PET FRIENDLY
- QUIETLY TUCKED AWAY WHILST BEING WITHIN WALKING DISTANCE TO THE CENTRE

Weavers Walk, Silsden BD20 9PZ

Offered with no onward chain, this apartment is well presented and comprises a spacious sitting room, fitted kitchen, a generous double bedroom and house bathroom. The property also benefits from a large integrated garage located to the rear of the building.



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1



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B

Council Tax Band: A



PROPERTY DETAILS

This first floor, one bedroom, pet friendly apartment is strongly recommended for closer inspection. The accommodation briefly comprises an entrance door leading into a hallway with staircase rising to the first floor. The hall includes two useful storage cupboards and a telephone entry system.

The sitting room is carpeted and features a window overlooking the beck. The kitchen is fitted with a range of wall and base units with worktops over, a stainless steel sink and drainer, oven and four-ring hob with tiled splashback, extractor hood and space for an under-counter fridge and washing machine. The bedroom is a light and airy double room with windows to the rear elevation and ample space for wardrobes whilst the bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, low-suite W.C. and pedestal wash hand basin, with part-tiled walls and a frosted window.

Externally, there is a large integral garage providing secure parking, situated to the rear of the apartment.

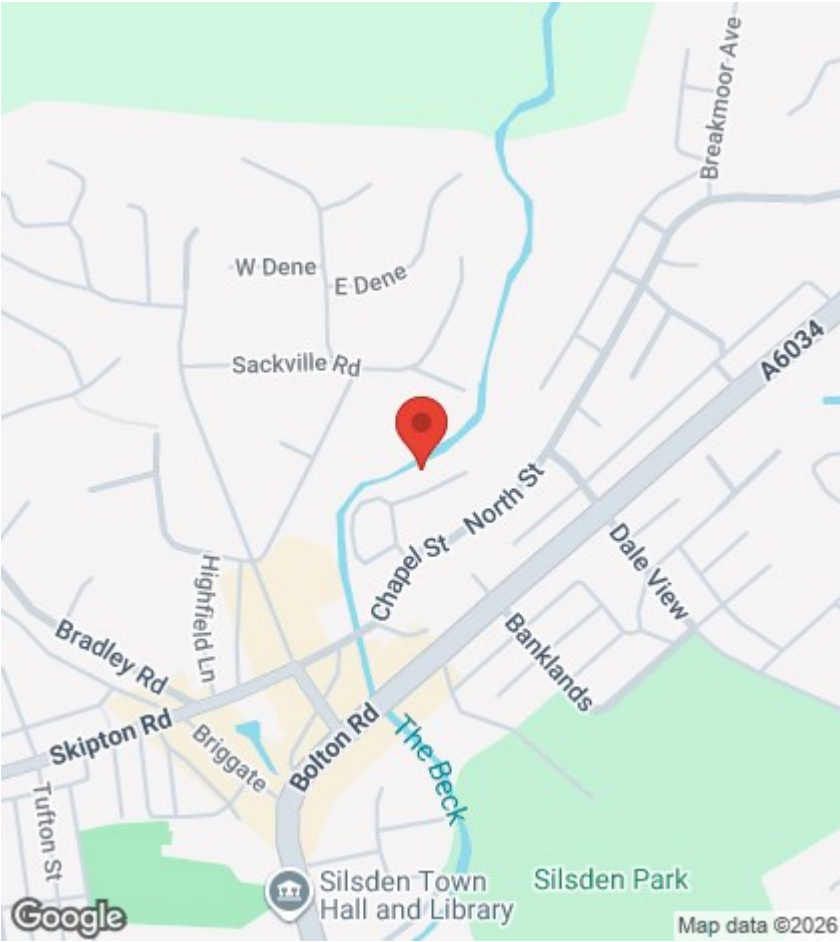
Weavers Walk occupies an almost hidden position while remaining within comfortable walking distance of Silsden town centre. The apartment is tucked away to the rear of the development and enjoys attractive elevated views from the first floor over a tree-lined beck, creating a peaceful and private setting.

Silsden is an extremely popular and well-served town, offering a wide range of local shops, two major supermarkets, Stefano's restaurant and a recently built primary school. Excellent transport links are available via Steeton & Silsden Railway Station, providing convenient access to the larger business centres of Skipton, Leeds and Bradford.

ADDITIONAL DETAILS

Tenure is leasehold, with the apartment held on a lease believed to be approximately 999 years with around 970 years remaining.

The service charge is approx £525 annually and covers building insurance and general maintenance of all communal areas.



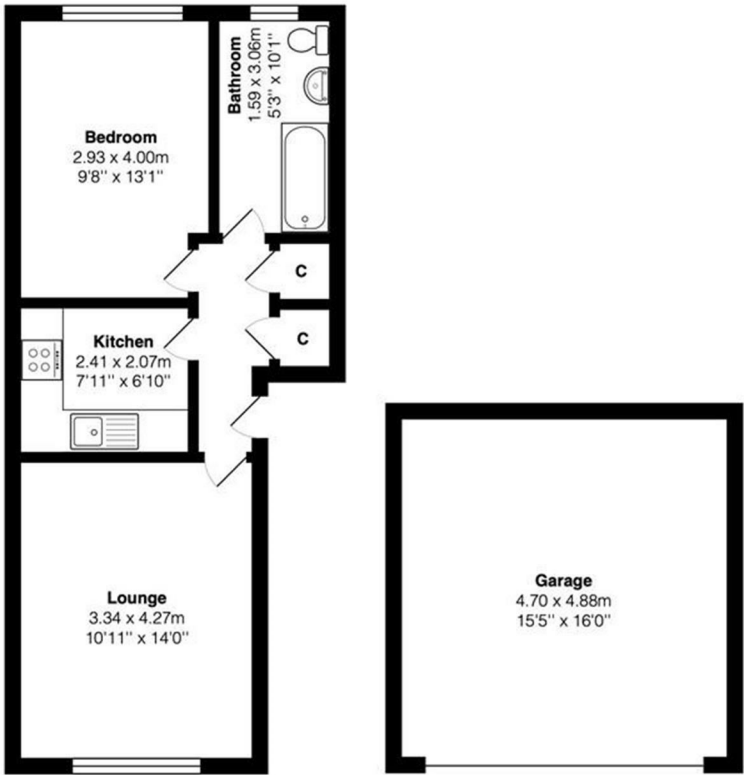
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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	



Ground Floor

Total Area: 64.2 m² ... 691 ft²
All measurements are approximate and for display purposes only