



**St. Johns Street, Silsden, BD20 0ES**

**Asking Price £159,950**

- NO CHAIN
- LOVELY TERRACE OVERLOOKING THE BECK
- CHARMING FEATURES
- VILLAGE LOCATION
- IDEAL FOR A FTB / INVESTMENT
- TWO BEDROOM STONE BUILT COTTAGE
- GRADE II LISTED
- OPEN PLAN KITCHEN / SITTING ROOM
- CLOSE TO ALL LOCAL WILDLIFE
- CELLAR

# St. Johns Street, Silsden BD20 0ES

A truly delightful, two bedroom, grade II listed, stone built cottage which oozes charm and character throughout, offered with no upper chain and having the added bonus of a courtyard garden area overlooking the beck.



Council Tax Band: A



## PROPERTY DETAILS

A truly delightful two bedroom, grade II listed, stone built cottage which oozes charm and character throughout. Offered with no upper chain and having the added bonus of a courtyard garden area overlooking the beck providing a really stunning aspect for alfresco dining and entertaining.

An ideal purchase for the first time buyer, investment or for those downsizing. Early viewing is strongly recommended.

Silsden is a popular and thriving village with excellent local facilities including village shops, supermarket, primary school, churches, public houses and a wide selection of eateries. Situated midway between Skipton, Ilkley and Keighley it is an ideal base for the Aire Valley commuter with Steeton and Silsden railway station nearby, offering regular services to Skipton and Bradford/Leeds, with connecting trains through to London Kings Cross.

This charming cottage with partial double glazing and gas fired central heating is described in brief below with approximate room sizes:

## GROUND FLOOR

### SITTING ROOM

12' 05" x 11' 10"

a generous sized sitting room with feature stone fireplace and wood burner, two windows, alcove storage, exposed beams and radiator. Front entrance door and timber flooring.

### KITCHEN

10' 00" x 9' 0"

with a range of cream wall and base units with complimentary work surfaces and stainless steel sink, integrated electric oven with gas hob, space for a washing machine and fridge. Two windows and door to the side leading out to the delightful terrace garden. Solid wood floor, Worcester combination boiler and access to;

### CELLAR

With window, storage and the potential for conversion subject to relevant planning.

## FIRST FLOOR

### LANDING

With access to roof space, bedrooms and bathroom.

### BEDROOM ONE

11' 10" x 9' 07"

a light and airy bedroom with two windows to the front, radiator and neutral decor.

### BEDROOM TWO

9' 02" x 5' 11"

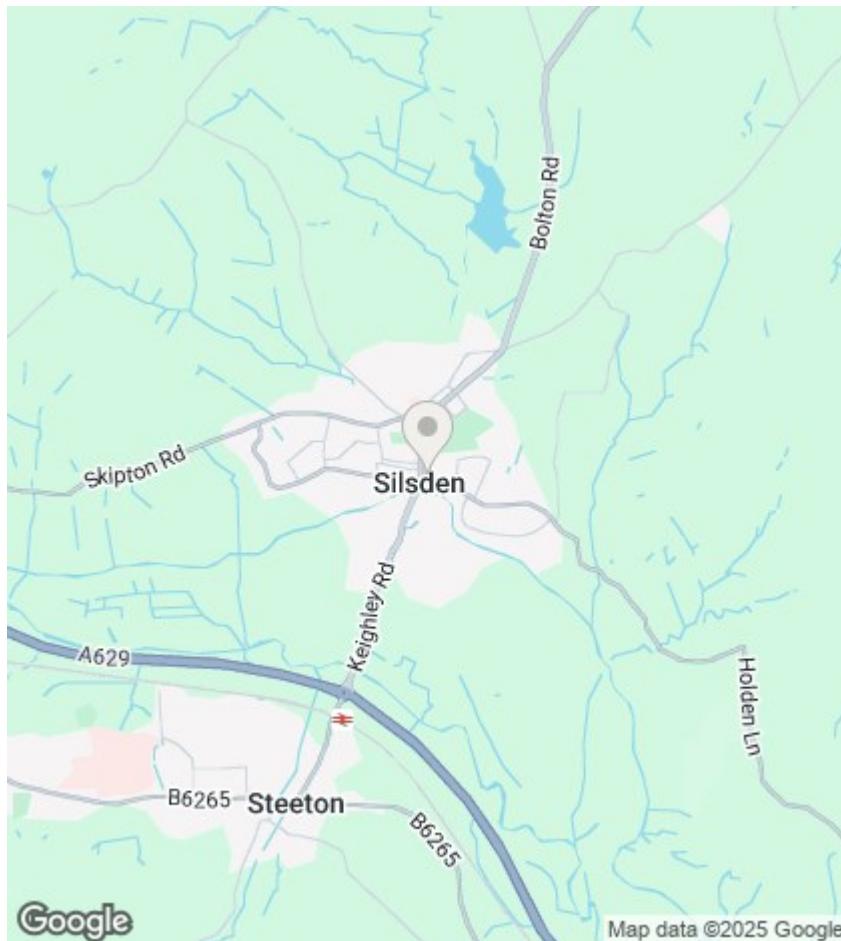
with window to the rear and radiator.

### BATHROOM

With a recently installed white three piece suite comprising; bath with overhead shower, pedestal hand basin, low level W.C., tiled walls, window to the side and radiator.

### OUTSIDE

To the side of the property is a lovely courtyard garden overlooking the beck, an ideal spot for entertaining and alfresco dining.



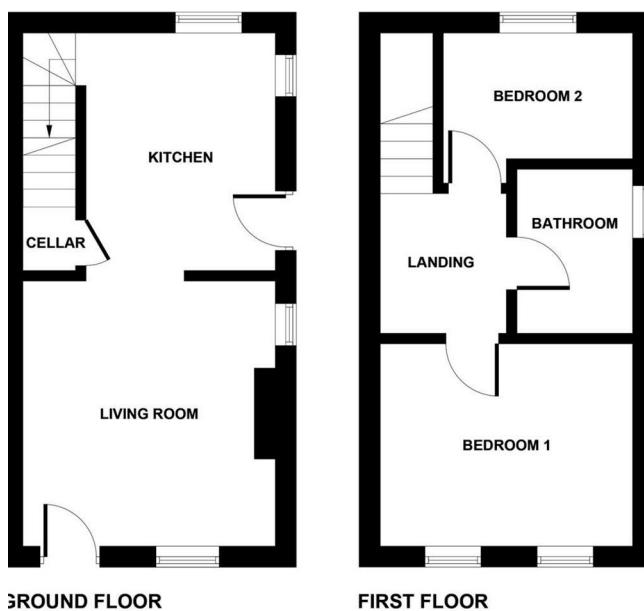
## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



### 15 ST JOHN'S STREET

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 762722)