



**Highfield Lane, Silsden, BD20 9NA**

**Asking Price £149,950**

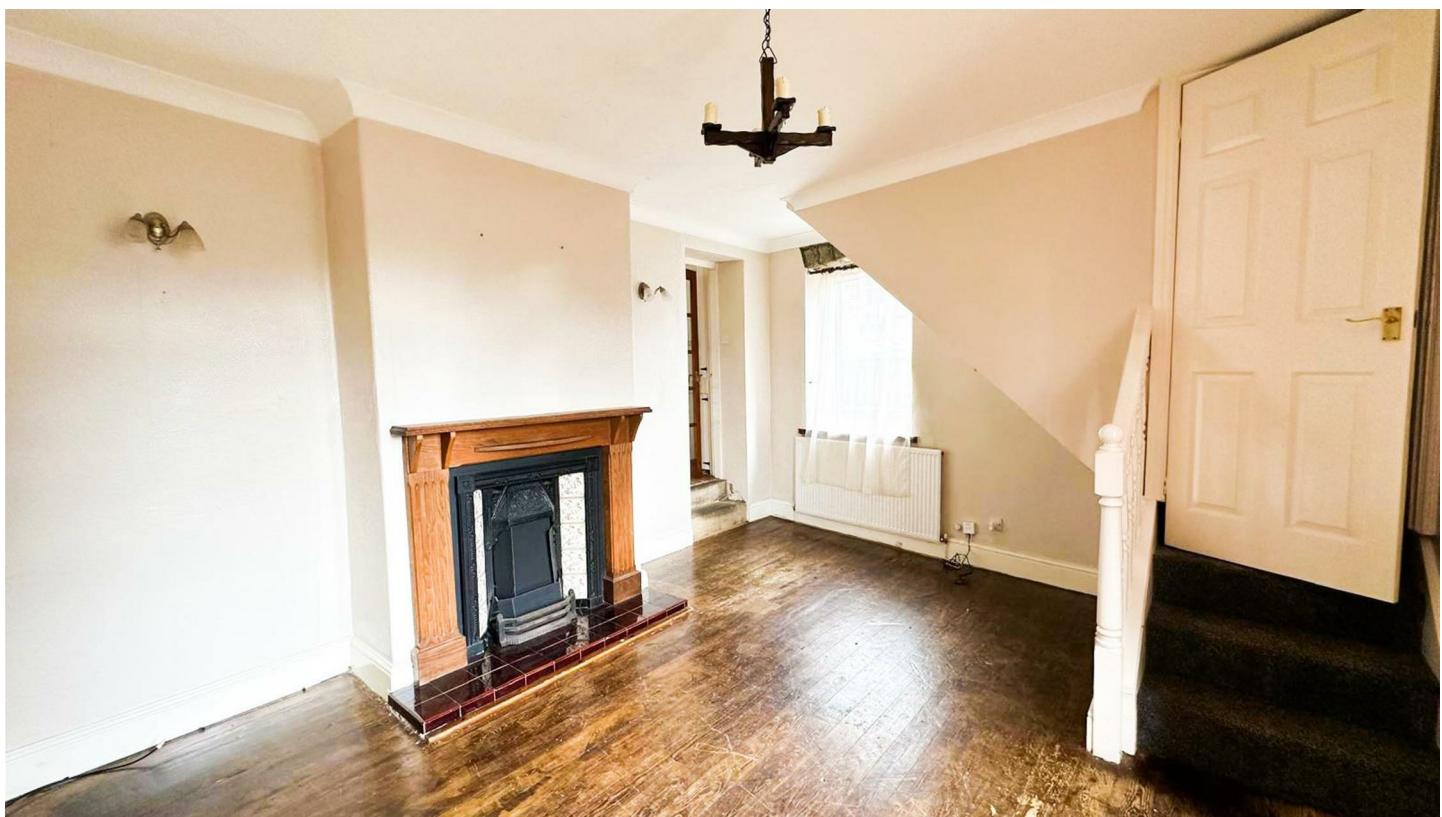
- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- REAR PORCH
- DECEPTIVELY SPACIOUS
- SOUGHT AFTER LOCATION
- DELIGHTFUL STONE BUILT COTTAGE
- ENCLOSED SIDE & REAR GARDEN
- FULL OF CHARM & CHARACTER
- SUITABLE FOR A VARIETY OF BUYERS

# Highfield Lane, Silsden, BD20 9NA

Discover this truly enchanting two bedroom stone-built cottage, brimming with charm and character. This unique home offers spacious and intriguing accommodation that surprises and delights from the moment you step through the front door.



Council Tax Band: B



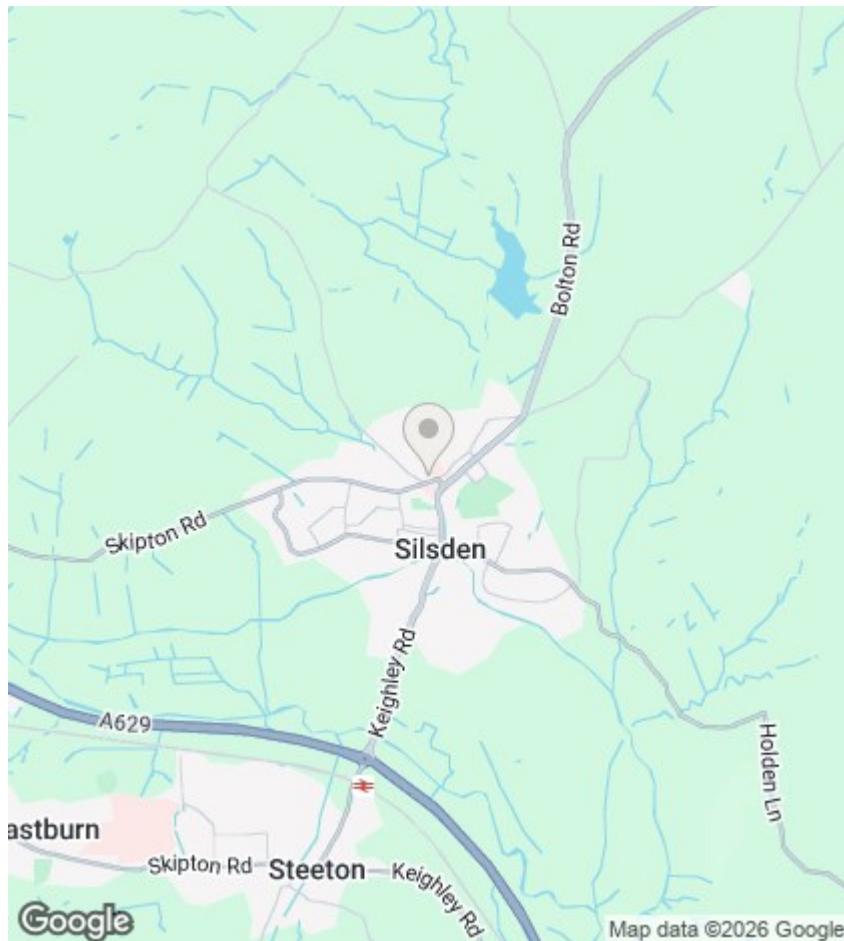
## PROPERTY DETAILS

Discover this truly enchanting two-bedroom stone-built cottage, brimming with charm and character. This unique home offers spacious and intriguing accommodation that surprises and delights from the moment you step through the front door.

The centrally heated and double-glazed accommodation includes an entrance hall, a generous living room with stripped and stained floorboards, and a feature open fireplace. The well-equipped dining kitchen, with a window overlooking the rear, is complemented by a useful porch that provides direct access to the rear garden. Upstairs, the first floor features a master bedroom with fitted furniture, a second double bedroom, and a spacious four-piece house bathroom. Outside, you'll find a paved enclosed garden with a sunny aspect at the front.

Highfield Lane is conveniently located just outside the centre of Silsden, within walking distance of numerous amenities, including a supermarket, various independent shops, coffee shops, bars, restaurants, a dentist and a doctor's office. An excellent primary school and superb commuting links are also nearby.

For those seeking a characterful home in a delightful setting, this cottage is a must-see.



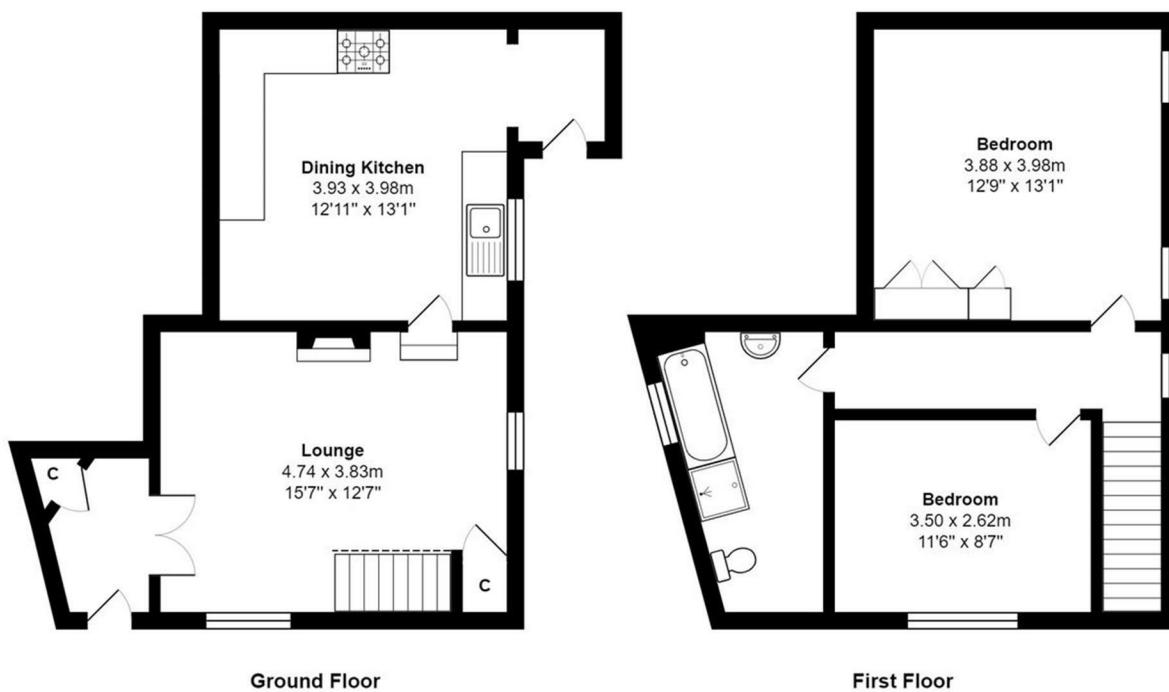
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 80.7 m<sup>2</sup> ... 869 ft<sup>2</sup>

All measurements are approximate and for display purposes only