



North Street, Silsden, BD20 9PQ

Asking Price £169,950

- CHARMING TWO BEDROOM COTTAGE
- ARRANGED OVER THREE FLOORS
- SUPRISINGLY SPACIOUS
- IMPRESSIVE DINING ROOM ON THE LOWER GROUND FLOOR
- CLOSE TO LOCAL AMENITIES
- PRIVATE ENCLOSED REAR GARDEN
- BRIMMING WITH ORIGINAL PERIOD FEATURES & CHARACTER
- USEFUL UTILITY/STOREROOM
- SOUGHT-AFTER LOCATION
- EXCELLENT TRANSPORT LINKS

North Street, Silsden, BD20 9PQ

From the roadside, the property may appear modest, but step inside and you'll discover a deceptively spacious and character-filled home, thoughtfully arranged over three levels. At the rear, a beautifully enclosed walled garden offers a peaceful and private retreat, perfect for relaxing or entertaining.



Council Tax Band: B



PROPERTY DETAILS

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This delightful two-bedroom cottage is steeped in history and brimming with original period features, offering a rare opportunity to own a home full of charm and personality. While some modernisation would help realise its full potential, it already boasts a wonderfully warm and welcoming feel throughout.

Upon entering the property, you step directly into the kitchen—an inviting space fitted with a mix of freestanding and bespoke units that complement the cottage's character. From here, there is access to the lower ground floor.

The main sitting room is generously proportioned and benefits from a gas stove that creates a cosy focal point. This room also enjoys views out to the garden, drawing natural light into the space. A beautiful stone staircase leads you down to the lower ground floor, where you'll find an impressive sitting/dining room. With traditional Yorkshire stone flagged flooring, a charming feature stove and direct access to the garden. This room could easily be transformed into a stunning open-plan dining kitchen. A useful utility/storeroom on this level adds further practicality.

Upstairs, the first-floor landing is surprisingly spacious and leads to two well-proportioned bedrooms along with a sleek, modern shower room that offers both style and convenience.

Outside, the rear of the property reveals a true hidden gem: a mature and fully enclosed walled garden that offers privacy and a sense of tranquillity. A stone-built forge adjoins the garden—ideal for storage or with potential for conversion into a workshop, studio or garden room, subject to permissions.

Located on North Street, the property is just a short stroll from the vibrant town centre, which offers a host of local amenities, independent shops and dining options. Families will appreciate the proximity to a superb recreational park and a well-regarded primary school, while excellent transport links make the location convenient for commuters.

This is a home for those seeking something truly individual—quirky, full of character and ready to be shaped into something special. If you're looking for a unique property with historical charm and potential to make your mark, this captivating cottage is not to be missed.



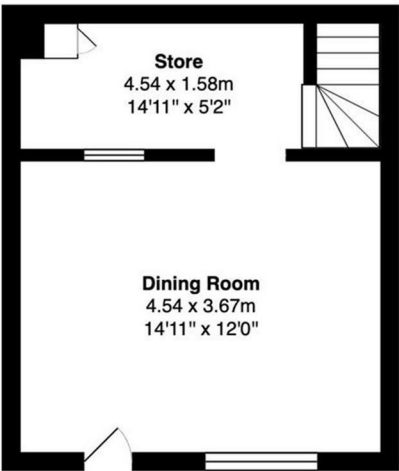
Viewings

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

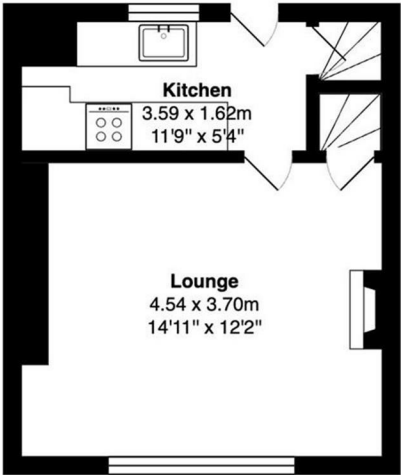
EPC Rating:

D

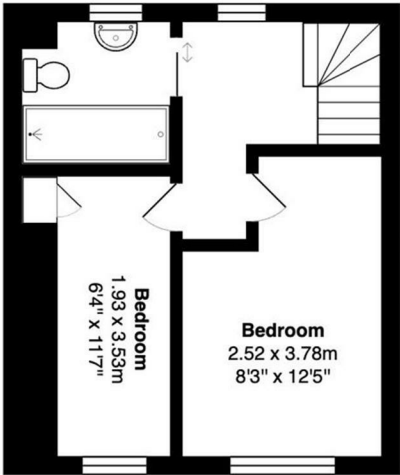
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Lower Ground Floor



Ground Floor



First Floor

Total Area: 74.3 m² ... 799 ft²

All measurements are approximate and for display purposes only