



Bolton Road, Silsden, BD20 0JT

Asking Price: £205,000

Looking for a period home within easy reach of Silsden's shops, schools and everyday amenities? This recently redecorated three bedroom terrace offers two reception rooms, a generous bathroom, private outdoor space and is available with no onward chain.

The property opens into an entrance hall with a staircase rising to the first floor. Beneath the stairs, stone steps lead down to a useful keeping cellar, providing valuable storage space. To the front of the property is a spacious living room featuring a fireplace as its focal point and offering plenty of room for everyday seating arrangements.

To the rear is a separate dining room, creating a dedicated space for family meals and entertaining. A large recess marks the position of the original fireplace and exposed flooring adds character to the room. A door from the dining room leads directly out to the rear yard, while the adjacent kitchen is fitted with a range of wall and base units and has plumbing for a washing machine and space for a cooker and fridge/freezer.

The first floor landing is a particularly attractive feature, with an original Victorian laylight which draws down natural light from the attic. There are two double bedrooms, including a larger rear bedroom with fitted wardrobes, together with a single bedroom that would work equally well as a nursery, dressing room or home office. Completing the accommodation is a larger than expected house bathroom, fitted with a deep roll top bath, separate shower cubicle, wash basin and WC.

Externally, the front garden provides a sheltered and private area set back from the roadside. To the rear is a spacious enclosed yard designed for easy maintenance, together with an original stone built outhouse offering additional storage.

This is a well positioned home that will appeal to first time buyers, young families and those looking to downsize whilst remaining close to the amenities that Silsden has to offer.

Positioned halfway up Bolton Road, within comfortable reach of the primary school, park and the shops and facilities in the centre of town, this attractive period through terrace has been professionally decorated throughout and is offered for sale with no onward chain.

Council Tax Band: B

Tenure: Freehold



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Leightons Estate Agency

31 Main Street

Cross Hills

BD20 8TA

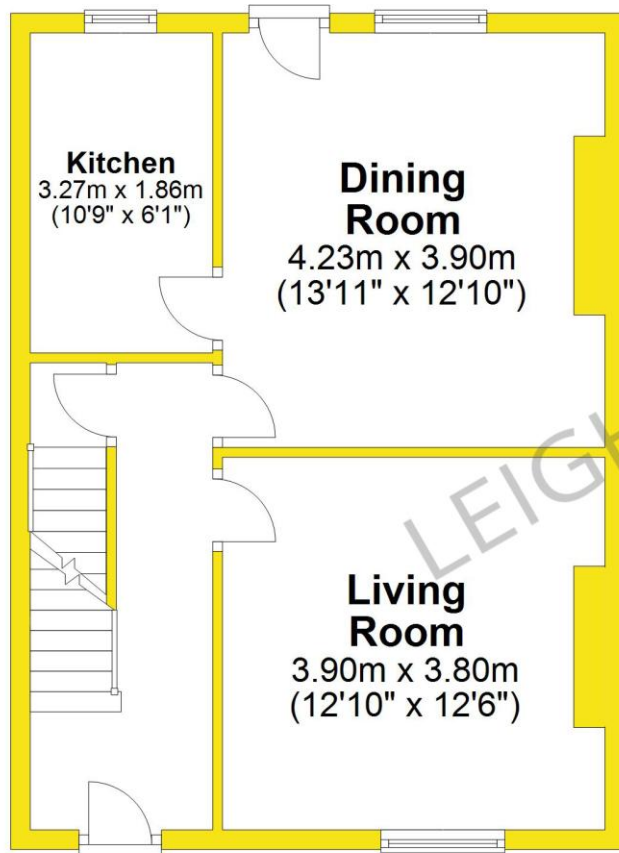
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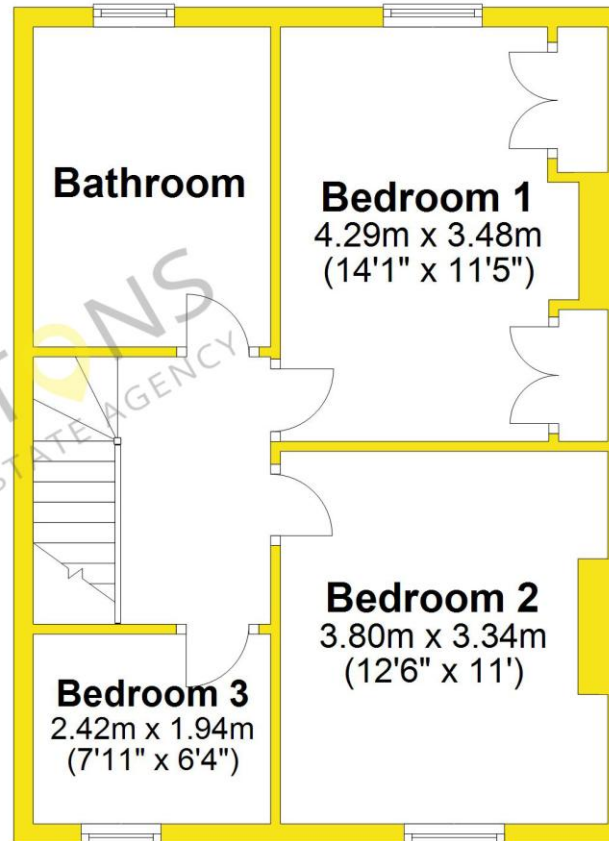
Ground Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

For illustration purposes only - not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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