



Elliott Street, Silsden, BD20 0DE

Asking Price: £150,000

Looking for a stone built terraced home within easy reach of the town centre, with a south facing yard and plenty of potential to make it fit modern tastes? This two bedroom property is offered with no onward chain and could suit first time buyers or anyone looking for a straightforward project in a convenient setting.

The property opens into a small entrance vestibule with space for coats and shoes, before leading through to the main living room. This is a good sized reception room and features a gas fire set on a flagged hearth with a stone surround and timber mantel. There is also a fitted dresser style unit with shelving and cupboards, along with further fitted storage to the rear wall.

To the back of the living room is a lobby with stairs leading to the first floor. A few steps lead down to a useful keeping cellar, which houses the combination boiler and provides handy additional storage.

At the rear of the house is the kitchen, fitted with a range of wall and base units, an integrated oven and hob, and plumbing for a washing machine. An external door leads out to the south facing rear yard, which is fully enclosed and designed for low maintenance.

On the first floor, the principal bedroom sits to the front and runs the full width of the house. It offers plenty of room for a king size bed along with wardrobes, drawers and bedside furniture. The second bedroom is positioned at the rear, overlooking the yard, and is a comfortable small double with a built in storage cupboard. The bathroom completes the accommodation and includes a small bath, wash basin and WC.

Within a short level walk of town centre amenities, the property is offered with no onward chain. Some cosmetic updating is required, though the house gives a solid starting point for buyers wanting to add their own style over time.

Council Tax Band: A

Tenure: Freehold



Elliott Street, Silsden, BD20 0DE

Asking Price: £150,000

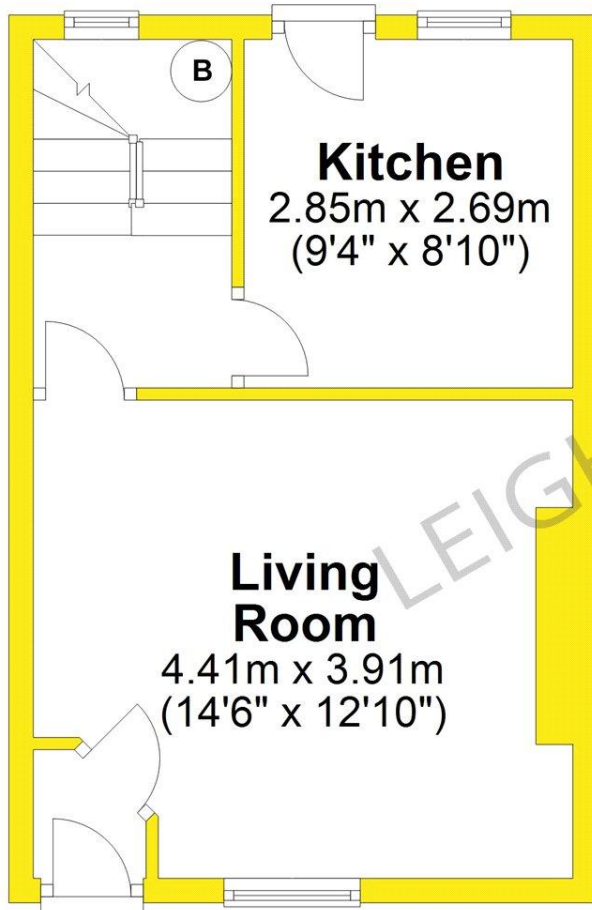


Elliott Street, Silsden, BD20 0DE

Asking Price: £150,000

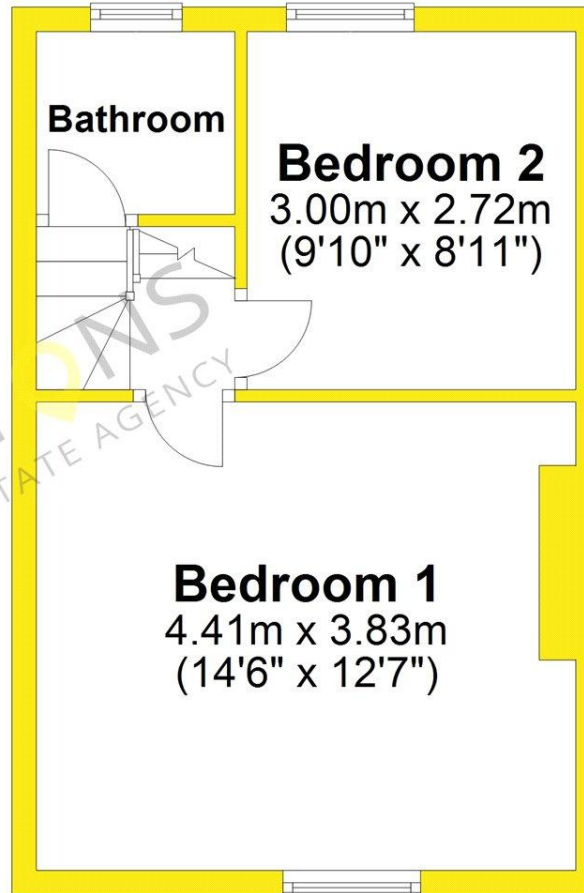
Ground Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Leightons Estate Agency

31 Main Street

Cross Hills

BD20 8TA

T: 01535 666031

E: info@leightonsestateagency.co.uk

www.leightonsestateagency.co.uk

Total area: approx. 60.8 sq. metres (654.6 sq. feet)
For illustration purposes only - not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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.

Elliott Street, Silsden, BD20 0DE

Asking Price: £150,000