Wilman & Lodge







2 Tufton Street, Silsden, BD20 0PL

Asking Price £255,000

- END TERRACE HOUSE
- THREE PIECE BATHROOM SUITE
- GAS COMBINATION BOILER
- HIGHLY REGARDED VILLAGE LOCATION
- THREE BEDROOMS
- UTILITY ROOM
- UPVC DOUBLE GLAZING & CENTRAL HEATING THROUGHOUT
- LOW MAINTENANCE GARDEN
- ATTRACTIVE PERIOD FEATURES THROUGHOUT
- FANTASTIC FAMILY HOME

84 Kirkgate, Silsden, Keighley, West Yorkshire, BD20 0PA
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www.wilman-lodge.co.uk

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NOT YOUR AVERAGE END-TERRACED HOME! An exciting opportunity to purchase this substantial and beautifully proportioned three-bedroom end terraced house occupying a prominent position within one of Silsden's well-established residential settings. Full of charm and character throughout, this impressive property combines generous room sizes, high ceilings and attractive period features with practical family living.

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Council Tax Band: A





PROPERTY DETAILS

An exciting opportunity to purchase this substantial and beautifully proportioned three-bedroom gable end terrace house, occupying a prominent position within one of Silsden's well-established residential settings. Full of charm and character throughout, this impressive property combines generous room sizes, high ceilings and attractive period features with practical family living.

Offering two spacious reception rooms, three well-proportioned bedrooms, low maintenance gardens to the side of the property and a wealth of natural light throughout, this is a home perfectly suited to growing families, professional couples or buyers simply searching for more space in a highly regarded village location.

The property immediately makes an impression with its handsome stone façade and striking arched entrance doorway, setting the tone for the accommodation within. Entering into a welcoming hallway with high ceilings and attractive décor, the sense of space and character is evident from the outset.

To the front elevation is a beautifully presented sitting room, a warm and inviting space enjoying large windows allowing plenty of natural light to flood in, whilst an attractive fireplace creates a lovely focal point to the room. The generous proportions make this an ideal room for both relaxing evenings and entertaining guests.

Positioned alongside is a substantial formal dining room, offering excellent versatility and ample space for a large dining table and additional furnishings. With its high ceilings, decorative detailing and elegant proportions, this is a superb family room equally suited to everyday dining or hosting larger gatherings.

To the side of the property is a well-equipped fitted kitchen incorporating a range of wall and base units with complementary work surfaces, tiled splashbacks and integrated cooking appliances. The kitchen offers a practical layout with excellent storage whilst enjoying a pleasant outlook and direct access through to the adjoining utility/rear porch area.

The side utility room, leading from the side of the kitchen, provides a useful additional space with plumbing and electrical sockets as well as room for white goods whilst also offering access out onto the enclosed side garden, making it ideal for busy family life and everyday practicality.

To the first floor, the spacious accommodation continues with a generous landing leading to three well-proportioned bedrooms and the house bathroom. The principal bedroom is an exceptionally spacious double room, beautifully presented and filled with natural light.

A particularly appealing feature is the adjoining dressing area/walk-through space which offers excellent flexibility for wardrobes, additional storage, a dressing room or even a small home office area. The second bedroom is another generous double room enjoying a pleasant outlook and offering plenty of space for freestanding furniture, making it ideal for guests, children or family members alike.

The third bedroom is currently utilised as a home office and storage room but would equally make an excellent single bedroom, nursery or study depending on individual needs.

Completing the accommodation is a spacious house bathroom fitted with a three-piece style suite including an electric shower over the bath, pedestal wash basin and low-level WC with additional storage space included within the bathroom cupboards. The room offers excellent proportions and practicality whilst still allowing scope for a purchaser to personalise further over time if desired.

The property also offers a half boarded loft space with access gained via a pull down ladder which also benefits from a working light with switch.

There is also the advantage of two cellar areas which other both light and a window and can be used as additional space and storage.

The property also offers a gas combination boiler and central heating throughout the home.

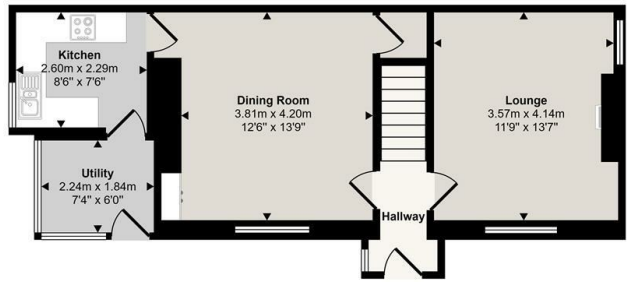
Externally, the property benefits from enclosed low maintenance gardens with neatly maintained hedge boundaries providing a good degree of privacy. There are attractive seating areas ideal for enjoying the sunnier months whilst the impressive frontage gives the property excellent kerb appeal.

Overall, this is a rare opportunity to acquire a substantial period home offering genuine space, character and versatility throughout, all whilst being ready to move straight into and enjoy.

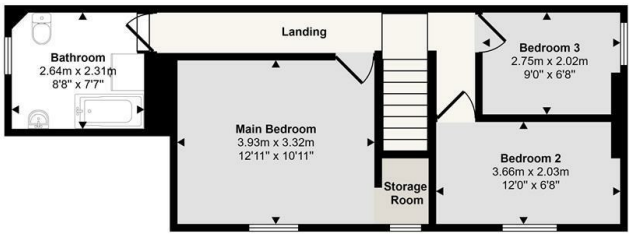
Silsden continues to be one of the area's most sought-after villages, offering a wonderful balance between semi-rural living and everyday convenience. Surrounded by beautiful countryside yet well connected for commuting to Skipton, Keighley and Leeds, the village offers an excellent range of independent shops, cafés, bars, supermarkets, well-regarded schools and scenic canal walks.

With a strong sense of community, regular local events and easy access to the Yorkshire Dales, Silsden is a fantastic place for families and professionals alike to call home.

Approx Gross Internal Area
97 sq m / 1047 sq ft



Ground Floor
Approx 52 sq m / 565 sq ft



First Floor
Approx 45 sq m / 482 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



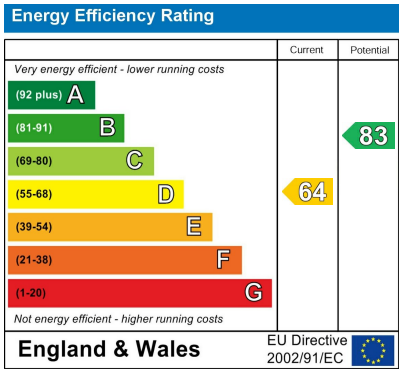
Directions

Viewings

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

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