



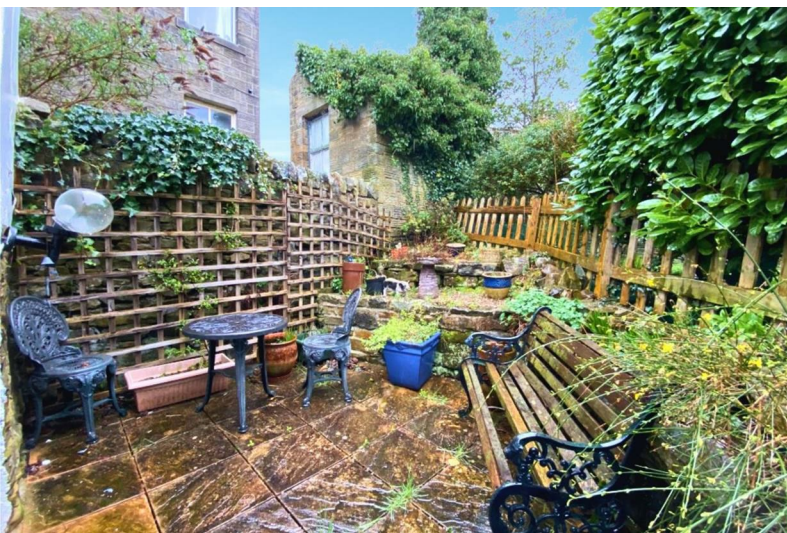
Davies Properties



76 Bolton Road

Silsden, BD20 0JY

Offers In The Region Of £200,000



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Discover the hidden charm of this delightful detached cottage in the highly sought-after village of Silsden. Brimming with character and potential, this home features a welcoming lounge and a well-equipped kitchen on the ground floor, along with three bedrooms and a bathroom upstairs. Outside, the property offers a front garden with shrubs and a small driveway leading to a single garage. The rear boasts a terraced patio-style garden, ideal for outdoor relaxation. With a price that reflects the need for some modernisation, this property is a fantastic opportunity to create your dream home. Don't miss out on the chance to make this enchanting cottage your own!

GROUND FLOOR

Lounge

19'09" (max) x 15'02" (6.02m (max) x 4.62m)

With a uPVC double glazed entrance door and uPVC double glazed windows to the front and side elevations. Having a central heating radiator, feature beams to the ceiling, feature brick fireplace with stone lintels and tiled hearth and living-flame gas fire. Open staircase leading to the first floor.

Kitchen

12'11" x 8'07" (3.94m x 2.62m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs, incorporating a one and a half bowl resin sink unit, integrated electric oven with electric hob and recirculatory hood over. Plumbing for a washing machine and dishwasher. Also having a central heating radiator. UPVC double glazed windows to the rear elevation and uPVC double glazed door leading out to the side elevation. Stone flagged floor and a useful under-stairs storage area.

FIRST FLOOR

Landing

With feature beams, a wood-framed sash window to the rear elevation and wooden panelling to the walls.

Bedroom One

9'06" (to wardrobe fronts) x 9'03" (2.90m (to wardrobe fronts) x 2.82m)

With a uPVC double glazed window to the front elevation, central heating radiator and built in wardrobes providing useful storage space.

Bedroom Two

9'10" x 9'09" (3.00m x 2.97m)

With a uPVC double glazed window to the side elevation and a central heating radiator.

Bedroom Three

9'04" x 6'05" (2.84m x 1.96m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

6'00" x 5'07" (1.83m x 1.70m)

With a white three-piece suite comprising of panelled bath with shower over, W/C and pedestal hand wash basin. Tiling to majority of the walls and uPVC double glazed window to the side elevation.

EXTERIOR

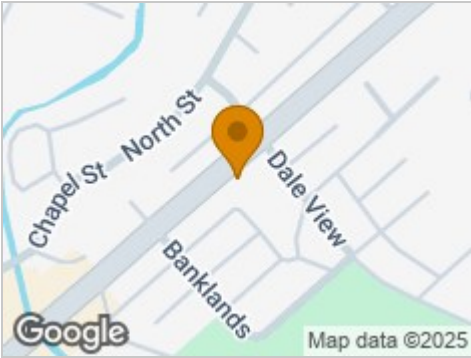
To the front of the property is a garden with mature shrubs and small driveway leading to a single garage. To the rear is a secluded terraced patio garden, making an ideal space to sit out in the summer months.

OTHER INFORMATION

- ~ Council Tax Band 'C'
- ~ Tenure: Freehold
- ~ Parking: There is a small driveway leading to a single garage



Road Map



Hybrid Map



Terrain Map



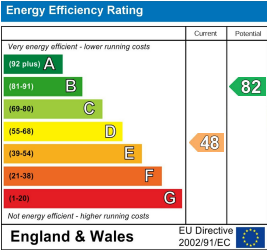
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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