



50 Skipton Road, Silsden, BD20 9LL

A deceptively spacious and imposing stone built mid terrace family home, offering three bedrooms and presented to an exceptional standard throughout. The property beautifully combines charming original features with stylish, modern fixtures and fittings, all set within the highly sought after residential area of Silsden. An early internal viewing is highly recommended to fully appreciate the quality and space on offer. NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk   



50 Skipton Road, Silsden, West Yorkshire, BD20 9LL

Harrogate 23 miles, Skipton 6 miles, Leeds 22 miles (all distances approximate)

Guide Price: £265,000

- Victorian stone terrace property
- Three bedrooms
- Family dining kitchen
- Extremely well presented throughout
- Much sought after location within Silsden
- Enclosed rear garden
- No onward chain



General remarks

The property is accessed via the front elevation, leading into a grand entrance hallway which provides access to the ground floor accommodation. To the front, the spacious sitting room features a large bay window fitted with venetian blinds, allowing an abundance of natural light to flood the room. A gas fire is set within an attractive cast iron fireplace with a wooden surround and granite hearth, while ceiling cornicing and a picture rail further enhance the room's character.

To the rear of the property lies the impressive dining kitchen, creating an ideal space for family living and entertaining. This well appointed area offers a range of base, wall and drawer units with wood effect worktops, a stainless steel sink and drainer, and integrated appliances including a fridge/freezer, automatic washing machine and dishwasher. There is also a four ring gas hob with an electric oven below and extractor fan above. The room is finished with tiled flooring and benefits from two additional original storage cupboards positioned either side of the chimney breast. French patio doors provide direct access to the rear garden. From the kitchen, a staircase

leads down to a spacious storage room with extractor fan, space for a dryer and stone keeping shelves for additional storage. There is also a separate cloakroom fitted with a low flush w.c., pedestal wash basin and heated towel rail.

The first floor landing provides access to all bedrooms and includes ladder access to the roof void. The large principal bedroom is positioned to the front elevation and benefits from fitted wardrobes and far reaching views. Bedroom two is a generously sized double room to the rear, also with fitted wardrobes. Bedroom three is located at the front and, while currently arranged as a single bedroom, would equally lend itself well to a home office. The house bathroom is well presented and fitted with a white suite comprising a wood-panelled cast iron bath, twin pedestal wash basins, w.c., and a walk in shower cubicle. Additional features include a chrome heated towel rail, extractor fan, partially panelled walls and wooden flooring.

Externally, the property offers a low maintenance, pebbled frontage. To the rear is an enclosed garden featuring a stone flagged patio seating area and an astro turfed lawn, providing an attractive and easily maintained outdoor space.

Floorplans



© Dacre, Son & Hartley



Mortgage
Advice Bureau

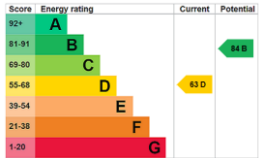
01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







Contact us



01756 701010



skipton@dacres.co.uk

Directions

When driving from Skipton down the A629 on the Skipton Road you will come to a roundabout, stay in the left lane and take your first left into Kildwick. Keep driving into Kildwick and you will see the White Lion Pub, take the right after the pub and then follow the road past the Primary School on your left hand side. You will reach a T-junction at the top of the hill; turn right towards the delightful hamlet of Kildwick Grange, following the road for approximately 1.5 miles, down into Silsden, then the property will be easily identified on the left hand side by our Dacre, Son and Hartley 'For Sale' board.

What3Words asserts.front.backs

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- There is no allocated parking included, however on street parking is available

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checklists/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SKI260010/BCH/240326/1