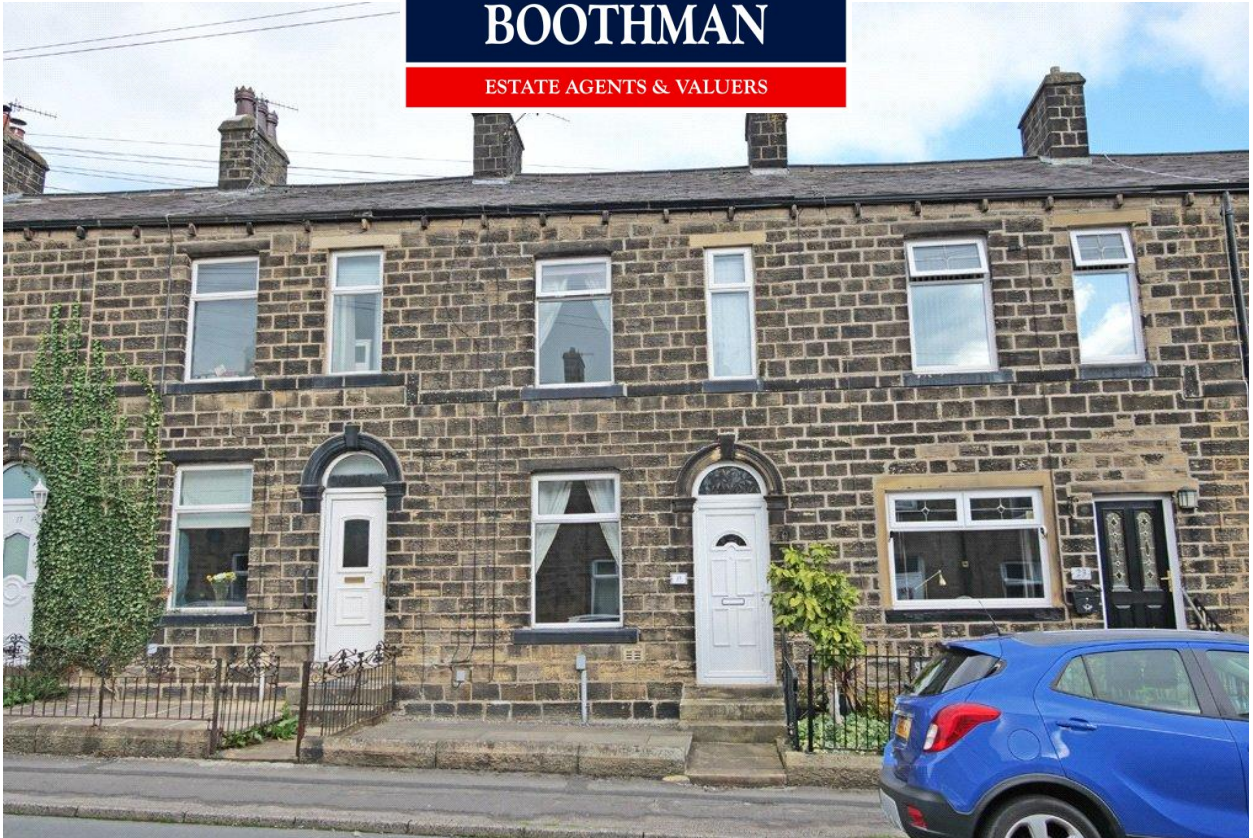


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



21 Hothfield Street, Silsden BD20 0PP
Asking Price: £179,950



+ 3



+ 1



- No Forward Chain
- Three Bedrooms
- Enclosed Rear Yard
- Central Location
- Viewing Essential

This well-equipped traditional garden fronted three bedroomed stone terraced house provides attractively improved and modernised accommodation conveniently situated on the level in a popular residential area only minutes walking distance away from Silsden town centre amenities nearby.



Including gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures, this very appealing property is strongly recommended for inspection, offering briefly:

A living room and a fitted kitchen with beech style units including built-in appliances and a keeping cellar whilst on the first floor are three bedrooms and a bathroom with a three piece white suite. There is a small front garden area and an enclosed flagged rear yard.

Surrounded by beautiful open countryside adjacent to the Leeds/Liverpool canal, Silsden is served by a good variety of local everyday shops, amenities, services and recreational facilities together with juniors and infants schooling.

The larger towns of Skipton, Keighley and Ilkley are all situated within circa fifteen minutes travelling distance by car.

A railway station is available just over one mile away at the neighbouring village of Steeton, offering a regular service to Skipton, Keighley, Bradford and Leeds.

With much to commend it, this excellent property comprises in further detail:

GROUND FLOOR

LIVING ROOM



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
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14'5" x 14'1" with UPVC front entrance door. Central heating radiator. UPVC sealed unit double glazing. Timber surround to a fireplace with a light marble interior, a matching hearth and a gas fire. Built-in display shelves to the side alcove.

FITTED KITCHEN

9'01" x 8'04" Well equipped with a range of base and wall units in contemporary beech style providing contrasting granite effect worktop surfaces having tiled surrounds. Stainless steel sink and drainer unit. Built-in oven with a four ring stainless steel finish gas hob having an extractor hood above. Plumbing for an automatic washing machine. UPVC sealed unit double glazing. Central heating radiator. UPVC external door to the enclosed rear yard.

INNER HALL

Staircase leading to first floor landing.

KEEPING CELLAR

With electric light and power. UPVC sealed unit double glazing.

FIRST FLOOR

LANDING

With central heating radiator. Loft access.

BEDROOM ONE

14'1" x 9'5" with UPVC sealed unit double glazing. Central heating radiator.

BEDROOM TWO

9'2" x 8'5" with UPVC sealed unit double glazing and a central heating radiator. Enclosed wall mounted gas combination boiler.

BEDROOM THREE

10'11" x 4'09" with UPVC sealed unit double glazing and a central heating radiator.

BATHROOM

With a three piece white suite comprising a pedestal wash basin, a low suite WC and a fitted bath having an independent electric shower. Ceramic wall tiles. UPVC sealed unit double glazing.

OUTSIDE

There is a small stone flagged front garden area.

Enclosed flagged rear yard.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: A

TENURE

The tenure for this property is Freehold.

SERVICES All mains' services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

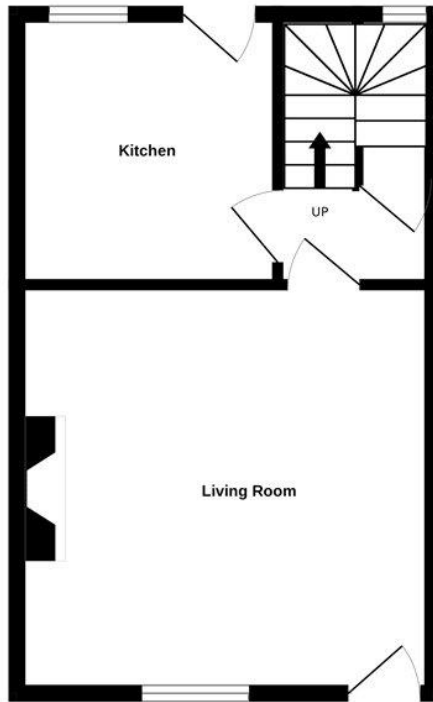
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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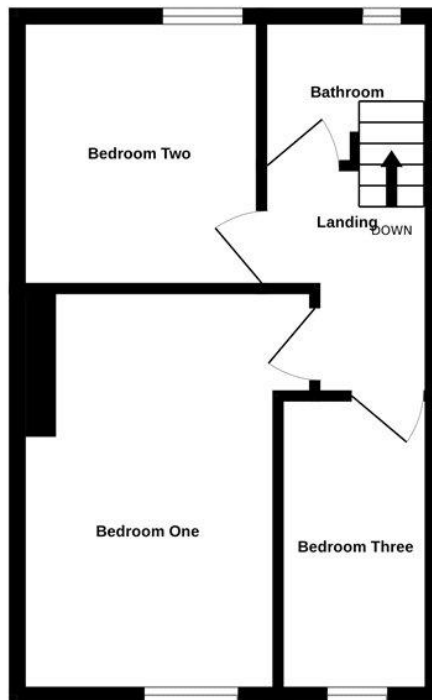
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

21, Hothfield Street Silsden KEIGHLEY BD20 0PP	Energy rating D	Valid until: 19 June 2029
		Certificate number: 0055-2830-6568-9521-5845

Property type	Mid-terrace house
Total floor area	64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.