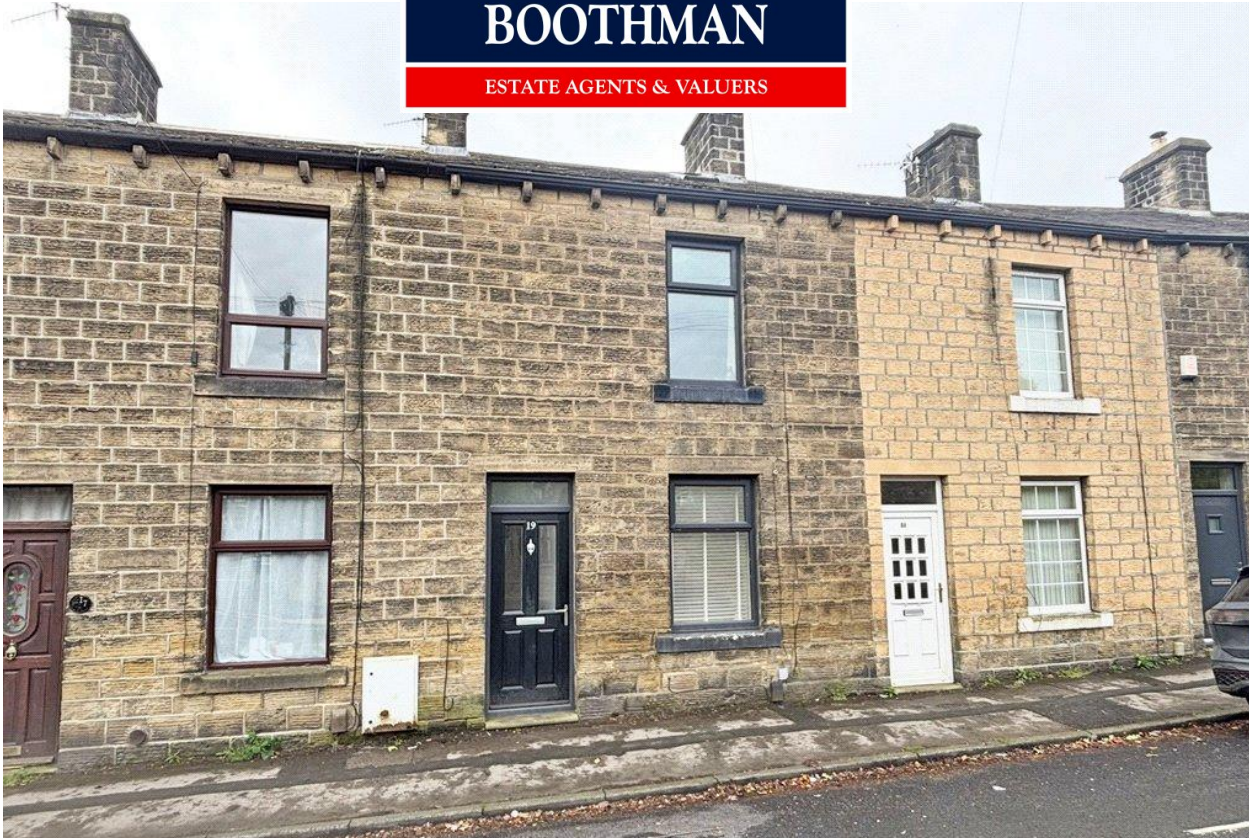


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



19 Elliott Street, Silsden BD20 0DE
Asking Price: £215,000



+ 2



+ 1



- NO ONWARD CHAIN
- Two good sized double bedrooms
- Private parking and a detached garage
- Beautifully presented throughout
- Superbly appointed kitchen extension

A superb opportunity to purchase this extended and beautifully presented two double bed roomed home, pleasantly situated in a popular residential area only a few minutes walking distance away from Silsden town centre amenities whilst beautiful open countryside is also nearby.



The property has the rare addition of a detached garage and a private parking space, fitted with high quality fixtures and fittings, gas fired central heating and sealed unit UPVC double glazed windows.

Strongly recommended for inspection, this excellent property would be a perfect buy for first time buyers and young families, comprising very briefly:

An entrance hallway, a sitting room, a dining room which is open to the beautifully appointed extended kitchen with contemporary fitted wall and base units and contrasting quartz effect worktops. To the first floor there are two good sized double bedrooms and the quality fitted bathroom suite. Externally to the front on street parking is readily available. To the rear there is a small patio area for sitting out, a private parking space for one vehicle and the detached single garage.

Surrounded by beautiful open countryside and adjacent to the Leeds/Liverpool canal, the very popular town of Silsden is served by a good variety of local amenities including everyday shops, a Co-operative and an Aldi supermarket, a sub post office, a chemist, a dentist, well respected primary schooling, two Churches, a petrol station, a choice of public houses/restaurants and take-aways, sports clubs, community events and a bus service. A railway station is available at the neighbouring village of Steeton.

The larger towns of Skipton, Keighley and Ilkley are all situated within circa fifteen minutes travelling distance by car whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



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

GROUND FLOOR

ENTRANCE HALL

Composite front entrance door.

SITTING ROOM

12'10" x 10'9" with a sealed unit UPVC double glazed window. Central heating radiator. Useful understair storage cupboard.

DINING ROOM

10'7" x 9'2" with central heating radiators. Large walk in pantry cupboard. Open to:

EXTENDED KITCHEN

11'3" x 8'9" with quality contemporary fitted wall and base units with contrasting quartz effect worktops and tiled surrounds. Matching peninsular unit providing a breakfast bar. Electric fan assisted oven. Ceramic four ring gas hob with a stainless steel extractor canopy over. Plumbing for a washing machine. Recess for an undercounter fridge. Composite bowl and drainer sink with a pillar mixer tap. Wall mounted Vokera gas fired combination boiler. Sealed unit UPVC double glazed window. Velux window. Recessed low voltage ceiling spotlights. Composite rear entrance door.

FIRST FLOOR

LANDING

Loft access.

MASTER BEDROOM

11'6" x 10'11" with a sealed unit UPVC double glazed window. Central heating radiator. Large walk in wardrobe with fitted rails.

BEDROOM TWO

10'9" x 8'3" with a sealed unit UPVC double glazed window. Central heating radiator.

HOUSE BATHROOM

Partial ceramic wall tiling. Low suite w/c. Vanity wash basin with storage drawers under and an LED mirror over. Panelled bath with a chrome thermostatic shower over. Sealed unit UPVC double glazed window with a deep sill providing a useful storage area. Chrome heated towel rail.

OUTSIDE

To the front on street parking is readily available. To the rear there is a small patio area for sitting out, a private block paved parking space for one vehicle and the:

DETACHED SINGLE GARAGE

19'2" x 12' with power, lighting, an up and over door, side entrance door and a mezzanine storage area.

COUNCIL TAX BAND

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

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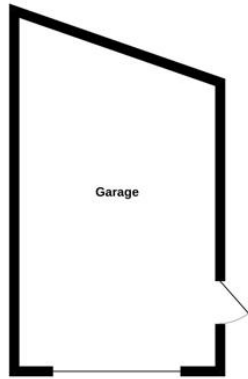
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

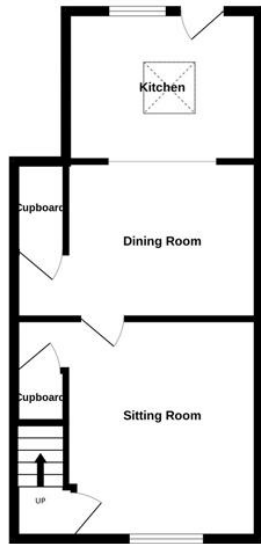
Any prospective purchaser should satisfy themselves by inspection of the property.



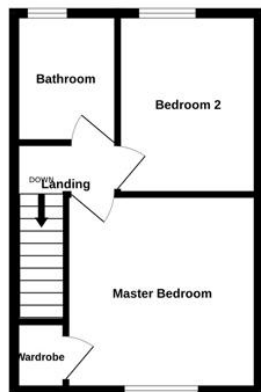
GARAGE



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)

19 Elliott Street Silsden KEIGHLEY BD20 0DE	Energy rating C	Valid until: 17 August 2032
		Certificate number: 4722-0928-0400-0593-6292

Property type	Mid-terrace house
Total floor area	71 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 C. 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		88 B
69-80	C	73 C	
55-68	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

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Any prospective purchaser should satisfy themselves by inspection of the property.