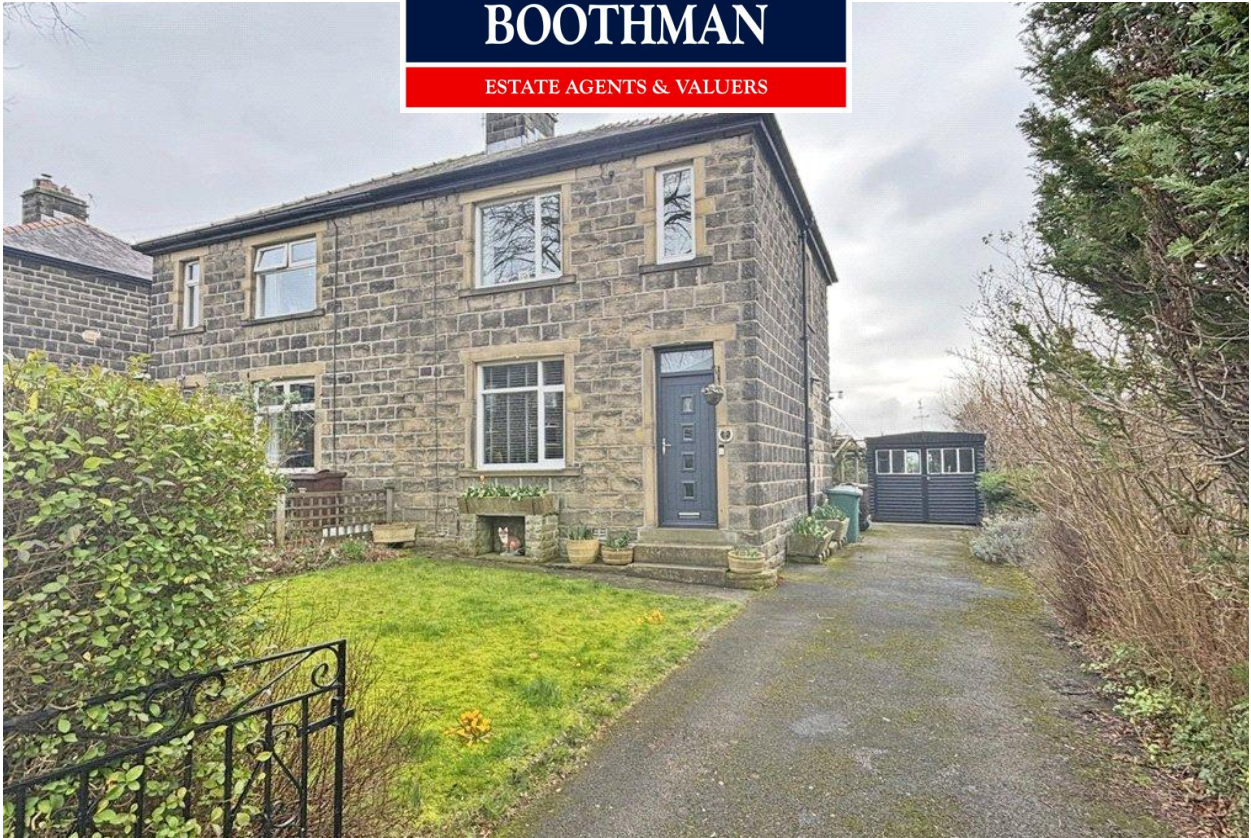


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



62 Howden Road, Silsden BD20 0JB
Asking Price: £315,000



+ 3



+ 1



- Character stone built family home
- Three good sized bedrooms
- Fully renovated throughout
- Beautiful modern dining kitchen
- Convenient location within Silsden
- Private driveway and garaging

Commanding fine long distance southerly views at the rear across the Aire Valley towards the hills, this substantial three bedroomed 1930's stone semi-detached house stands in attractive established gardens also including a private driveway and a detached single garage.



The property has been subject to a comprehensive scheme of renovation by the current vendor with quality fixtures and fittings throughout.

Including gas central heating together with sealed unit double glazing, this very appealing property is 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.

Strongly recommended for inspection, this excellent property would be a perfect buy for families and comprises very briefly:

Entrance hallway, a sitting room with a feature fireplace (with potential to input a log burning stove) and a beautifully appointed dining kitchen with modern fitted wall and base units and contrasting quartz worktops with an array of integrated appliances. To the first floor there are three good sized bedrooms and the newly fitted contemporary bathroom suite.

Externally there is a large lawned front garden whilst to the front and side there is a long private tarmac driveway which leads to the detached single garage. To the rear there is a spacious garden, mainly laid to lawn with an elevated patio area.

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



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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.

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

GROUND FLOOR

ENTRANCE HALL

With a composite front entrance door. Central heating radiator. Fitted coat hooks. Oak effect flooring. Staircase to the first floor.

LIVING ROOM

14'4" x 11'3" with sealed unit double glazing and a double central heating radiator. Feature stone fireplace with a stone hearth, red brick inset, oak mantle and potential to put in a log burning stove. Oak effect flooring. Open through to the:

BEAUTIFULLY FITTED DINING KITCHEN

17'5" x 12' with sealed unit double glazed windows. Sealed unit UPVC patio doors onto the rear garden whilst also providing stunning views. Oak effect flooring. Recessed low voltage ceiling spotlights. Modern fitted wall and base units in a shaker style with contrasting quartz worktops and matching upstands. Central island with matching worktops and base units with the benefit of a breakfast bar. Double Belfast sink with a hot and cold mixer tap. Integrated dishwasher. Fitted microwave. Integrated fridge and freezer. Integrated washing machine. Recess for oven with an extractor hood over. Useful understair storage cupboard.

FIRST FLOOR

LANDING

With sealed unit double glazing providing long distance views. Balustrade. Built-in shelved store cupboard above the stairwell. Loft access. Feature oak internal doors to all the first floor rooms.

BEDROOM ONE

11'7" x 11'6" with sealed unit double glazing and a central heating radiator. Picture rails.

BEDROOM TWO

11'9" x 10'11" with sealed unit double glazing providing superb long distance panoramic southerly views at the rear across the valley towards countryside and the hills. Central heating radiator. Built in wardrobe. Picture rail.

BEDROOM THREE

7'8" x 5'9" with sealed unit double glazing and a central heating radiator.

STYLISH HOUSE BATHROOM

Mosaic tiled flooring and partial contrasting metro wall tiling. Panelled bath with matte black bath taps and a matching thermostatic shower over with a rainfall shower above. Vanity wash basin. Low suite w/c. Extractor fan. Recessed low voltage ceiling spotlights. Heated towel rail. Hardwood sealed unit double glazed window.

OUTSIDE

The enclosed lawned front garden includes a lawn, flowerbeds, bushes and a boundary hedge. Wrought iron enclosing gates.

A private tarmac driveway also extends along the side of the house - giving access to the:

SINGLE DETACHED GARAGE

16' x 8'3" with twin front entrance doors, a window, an electric light and an electricity socket.

The well proportioned established rear garden provides a very appealing feature - enjoying fine southerly aspects - whilst including lawn, flowerbeds, bushes, a variety of small trees and a crazy paved patio offering a very pleasant sitting out area.

ADJOINING OUT-BUILDING/STORE PLACE

COUNCIL TAX BAND

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

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.

Ref: JT05032026

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

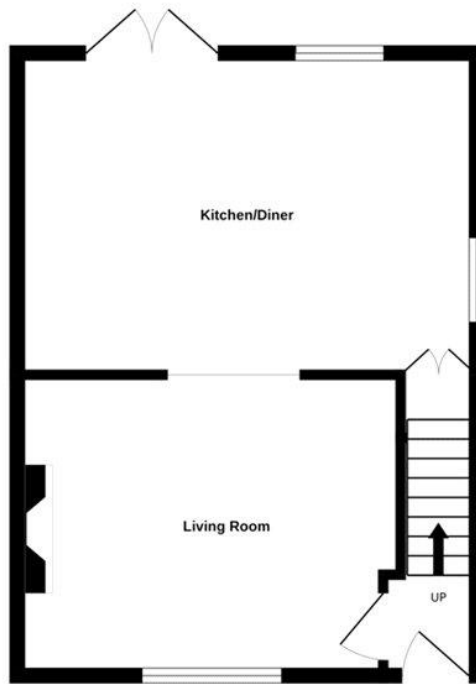
These particulars do not constitute an offer or contract of sale.

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

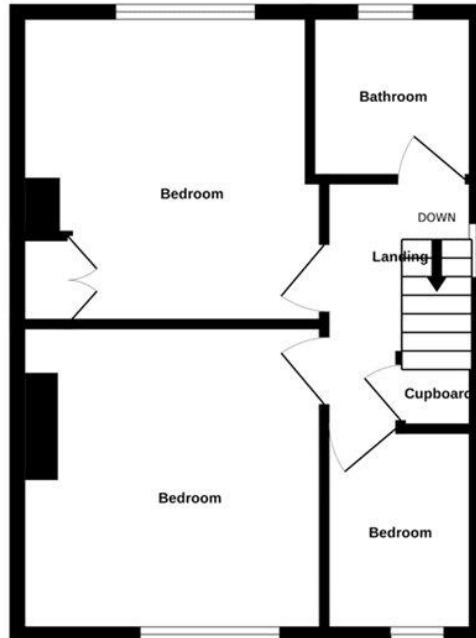




GROUND FLOOR



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)

62 Howden Road Silsden KEIGHLEY BD20 0JB	Energy rating D	Valid until: 9 March 2036
		Certificate number: 8400-0308-0022-6296-3763

Property type	Semi-detached house
Total floor area	76 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.