

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



51 Woodside Road, Silsden, West
Yorkshire BD20 0BN
Asking Price: £325,000



+ 3

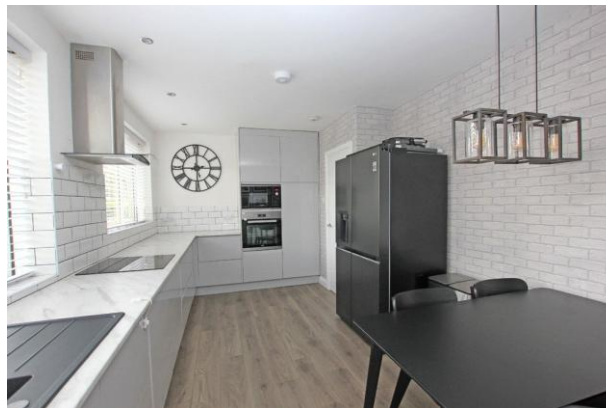


+ 1



- Three bedroom family home
- Fully renovated throughout
- Large private driveway with a single garage
- Good sized rear garden which is private and enclosed
- Stunning panoramic open countryside views
- Modern dining kitchen and bathroom

This deceptively spacious and beautifully presented three bedroom family home offers well-planned living accommodation with the rare addition of a private driveway, garaging, a large garden ideal for families and stunning panoramic views over the Aire Valley.



The property has been subject to a comprehensive scheme of renovations by the current vendors with high quality fixtures and fittings throughout, ideal for buyers looking for a home to move straight into.

Including gas central heating together with sealed unit double glazing, this very appealing property certainly provides an exciting opportunity and is strongly recommended for inspection, comprising briefly:

An entrance hall, a sitting room which is open to a conservatory extension and a beautifully appointed dining kitchen with modern wall and base units and integrated appliances whilst to the first floor there are three well-planned bedrooms and the house bathroom with a stylish four piece suite. Externally to the front of the property there is a large private tarmac driveway with parking for several vehicles which leads to a single garage. The rear garden offers an ideal space for families with a raised stone flagged patio, making the most of the superb long distance views and a lawn.

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, a well respected primary school, two Churches, a petrol station, a choice of public houses/restaurants and take-aways, sports clubs, community events and a bus service.

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



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The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

A railway station is available at the neighbouring village of Steeton.

Certainly providing a unique opportunity, this excellent property has much to commend it, comprising in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Sealed unit UPVC window and matching front entrance door. Open staircase to first floor.

SITTING ROOM

18' x 12'2" with central heating radiators. Feature fireplace with stone heart, oak mantle and a red brick inset. Open to:

CONSERVATORY EXTENSION

12'4" x 5'8" with sealed unit UPVC double glazed windows having superb long distance views over the surrounding countryside. UPVC rear entrance door.

BEAUTIFULLY APPOINTED DINING KITCHEN

18' x 9'10" with a recently fitted kitchen incorporating modern wall and base units with contrasting quartz effect worktops and tiled surrounds. Composite one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Integrated dishwasher. Integrated washing machine. Ceramic four ring induction hob with a stainless steel extractor canopy over. Beko fan assisted oven. Bosch fitted microwave. Concealed wall mounted Ideal gas fired combination boiler. Central heating radiator. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed windows. Useful understair storage cupboard.

FIRST FLOOR

LANDING

Loft access. Spindled balustrade. Central heating radiator.

MASTER BEDROOM

12'2" x 10'7" with sealed unit UPVC double glazed windows having superb panoramic views over the surrounding countryside. Central heating radiator.

BEDROOM TWO

15'4" x 7' with feature decorative panelling. Central heating radiator. Sealed unit UPVC double glazed window. Velux window with beautiful views.

BEDROOM THREE

8'5" x 6'10" with a central heating radiator. Sealed unit UPVC double glazed window.

HOUSE BATHROOM

With a stylish four piece suite incorporating a low suite w/c, a vanity wash basin with storage drawers underneath and LED mirror over, freestanding ceramic bath, large shower cubicle with dual chrome handheld and rainfall shower over. Chrome heated towel rail. Recessed low voltage ceiling spotlights. Extractor fan. Feature decorative panelling.

OUTSIDE

To the front of the property there is a large private tarmac driveway with parking for several vehicles which leads to a:

SINGLE GARAGE

16'2" x 8'11" with an electric roller door, recessed low voltage ceiling spotlights and a sealed unit UPVC double glazed window.

The rear garden offers an ideal space for families with a raised stone flagged patio, making the most of the superb long distance views and a lawn. There is also a useful timber storage shed with power and lighting.

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.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider. This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider

and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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.

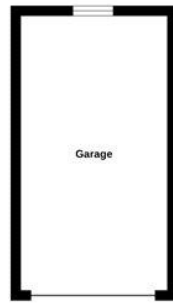
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

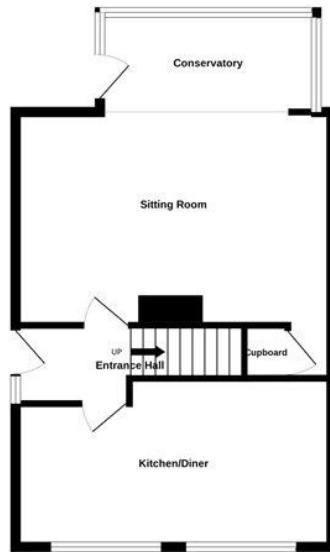




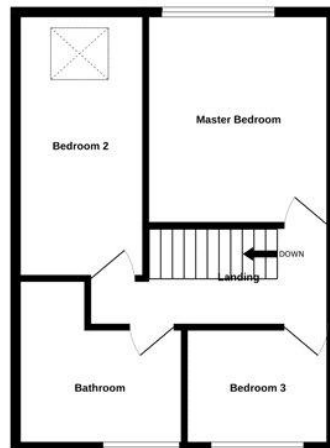
GARAGE



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

51 WOODSIDE ROAD
SILSDEN
BD20 0BN

Energy rating

D

Valid until: **25 April 2031**

Certificate number: **5419-7124-7000-0256-5226**

Property type: Semi-detached house

Total floor area: 85 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

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