

Estate &  
Letting Agents

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16 Skipton Road  
Silsden, Keighley  
BD20 9JZ  
Offers in excess of  
£235,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

info@dwel-leeds.com  
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## Property Details & Area Map

- Three double bedrooms
- 2 Bathrooms & WC
- Fantastic views of the surrounding countryside
- Close to the local train station
- Links to Leeds and Bradford
- Village location
- Close to local amenities
- No onward chain
- Newly fitted carpets
- Large basement room

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### Property Description

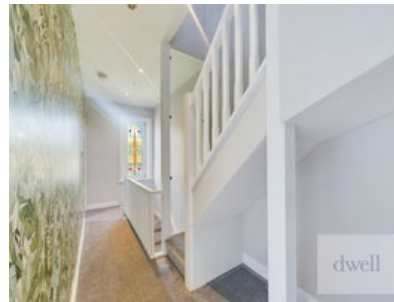
Being a traditional, but modernised and extended 3 double bedroom property. This house maintains a lot of features whilst offering the new owners all the benefits of its modern fixtures and fittings. Having been extended into the loft space with a dormer extension, providing a principle bedroom with an ensuite shower room. The views from this bedroom from the large dormer window are stunning and show off the property's elevated position. Having had new carpets fitted and being recently redecorated, the property is also fitted with solid wood doors throughout.

The property comprises of an inviting entrance hallway leading to the living room with solid fuel burning stove, as well as the open plan dining room and kitchen, with the downstairs WC situated at the back of the house. The large cellar room offers a usable storage space and also the potential for further development with similar houses having extended into the basement level. To the first floor, you will first be presented with a stained glass window before being led round to the two double bedrooms and the house bathroom, with a bath and separate shower. To the second floor is the principle bedroom and ensuite shower room located in the large dormer extension with views over the surrounding countryside.

Externally the property has an enclosed rear yard with artificial grass and a store room. To the front is a small paved garden leading to the on street parking.



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### Area Description

Silsden is a popular town with a village feel, offering local amenities such as pubs, restaurants, a supermarket, schools, churches and an array of local shops. Steeton & Silsden train station is only a mile away, providing commuters with excellent access into Leeds and Bradford. Skipton, Ilkley and Keighley are also only a short distance away.

#### Entrnace Hallway

1.07m x 4.70m (3'6" x 15'5")

Composite front door and wood effect tiled floor with white walls and a modern upstanding radiator.

#### Living Room

3.79m x 3.66m (12'5" x 12'0")

Modern grey carpet and feature fireplace with feature wall paper and solid fuel burning stove. Double glazed window and central heating radiator.

#### Dining Room

4.20m x 4.91m (13'10" x 16'1")

Vinyl flooring and feature storage units and traditional clothes airer. Double glazed window and central heating radiator.

#### Kitchen

2.15m x 2.87m (7'1" x 9'5")

Tiled floor and a range of country-style base and wall kitchen units, laminated worktop with stainless steel sink with mixer tap, 5 ring gas hob, electric oven and plumbing for washing machine. Double glazed window and UPVC door to the rear yard.

#### WC

1.37m x 0.73m (4'6" x 2'5")

Tiled floor, double glazed window and central heating radiator. Floor mounted toilet with lever flush.

#### Cellar

4.15m x 4.33m (13'7" x 14'2")

Traditional cellar room with concrete floors.

#### Stairs and Landing

1.64m x 5.12m (5'5" x 16'10")

Newly fitted grey carpets, stain glass double glazed window and feature glass panel to the second floor.

#### Bedroom 2

4.19m x 3.55m (13'8" x 11'7")

Newly fitted grey carpets, feature cast iron fireplace, double glazed window and central heating radiator.

#### Bedroom 3

3.68m x 3.08m (12'1" x 10'1")

Newly fitted grey carpets, double glazed window and central heating radiator.

#### House Bathroom

2.73m x 2.13m (9'0" x 7'0")

Tiled floor and partially tiled walls, white 4 piece suite including bath and separate shower cubicle. Double glazed frosted window and central heating radiator.

#### Bedroom 1

4.69m x 5.23m (15'5" x 17'2")

Newly fitted grey carpets, feature exposed brick chimney breast, large dormer window with double glazed window and modern central heating radiator.

#### Ensuite

2.24m x 1.56m (7'4" x 5'1")

Wood effect tiled floor and partially tiled walls, 3 piece suite including large walk in shower cubicle. Double glazed frosted window and central heating towel radiator.

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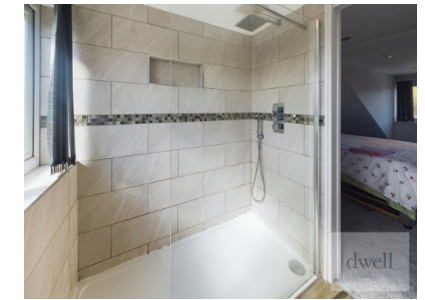
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# Floor Plan - Total floor area 1497m<sup>2</sup>

## Floor Plans & Area Map



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Performance Rating

