



For Sale

15 / 17 Bolton Road
Silsden

KNOWLES by
ZENKO
Properties



For Sale

£295,000

A unique and characterful four-bedroomed end terrace home

ABOUT

Knowles by Zenko Properties are pleased to bring to the market this unique, spacious and characterful four-bedroomed end terrace home with an abundance of delightful features. One of the most exciting parts of this property is the addition of a 2 storey outhouse, offering any future buyer an extra 168 square foot of space – currently built to accommodate a fifth bedroom and workshop, with the potential to create a self-contained annex for living, working or letting.

As you enter this property you will quickly appreciate the welcoming and homely feel throughout. The ground floor is designed to be the heart of the home, with two large living areas offering versatile space to cater for the needs of any future buyer. Solid wood floors and plenty of built in storage areas (including a secret bookcase door) add much to the living space.

An original stone staircase takes you down to the lower ground floor where you will appreciate the huge kitchen and dining space with gorgeous features including two exposed stone walls and stunning AGA cooker. The kitchen is finished to a high standard and is generous in size allowing for a 6-seater plus dining table.

Also on the lower ground floor you will find a useful study with a built in desk and a utility room with a downstairs toilet, sink and built in cupboards adding even more functional space to the property.

One of the most exciting parts of this property is the addition of an outhouse









Characterful four bedroomed family home in a sought-after village location

4

Bedrooms

2

Bathrooms

2

Living rooms

and separate office room







CONTINUED

The first floor of the home accommodates three of the four bedrooms, and the family bathroom. All the bedrooms have enough room for a double bed, and they all boast large windows giving the rooms a bright and airy feel. The stunning family bathroom is large in size with a spacious shower, bath and Jack and Jill sinks. You will find the fourth bedroom on the second floor – this is a large, versatile room, having been previously used as an infant's bedroom, a playroom, guest room, dressing room and most recently to accommodate a music rehearsal space.

The property also benefits from an outdoor decking area, backing onto the picturesque Stirling Street and providing any future buyer with an ideal space for a BBQ and outside entertaining.

Located on Bolton Road, in the popular and thriving village of Silsden, the property is just a stone's throw from the local park and ideally situated for accessing the beautiful countryside walks in the area. Silsden boasts excellent local amenities, just a few minutes walk away, including village shops, a supermarket, primary school, churches, public houses, eateries and a golf club. It's also an ideal base for the Aire Valley commuter as it is midway between Skipton, Ilkley and Keighley and benefits from Steeton railway station being nearby.

This home is a must-view for those looking for a spacious family home in a great location with character in abundance. Viewing by appointment only.

Located on Bolton Road, in the popular and thriving village of Silsden







Welcoming, homely and spacious throughout

1

Generous kitchen diner

and separate utility room

1

Outhouse

with fifth bedroom and workshop

1

Outdoor decking space







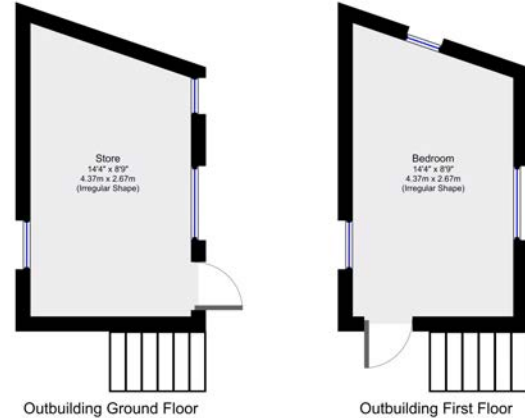


FLOOR PLANS



Gross internal floor area (approx.): 170 sq m (1829 sq ft)

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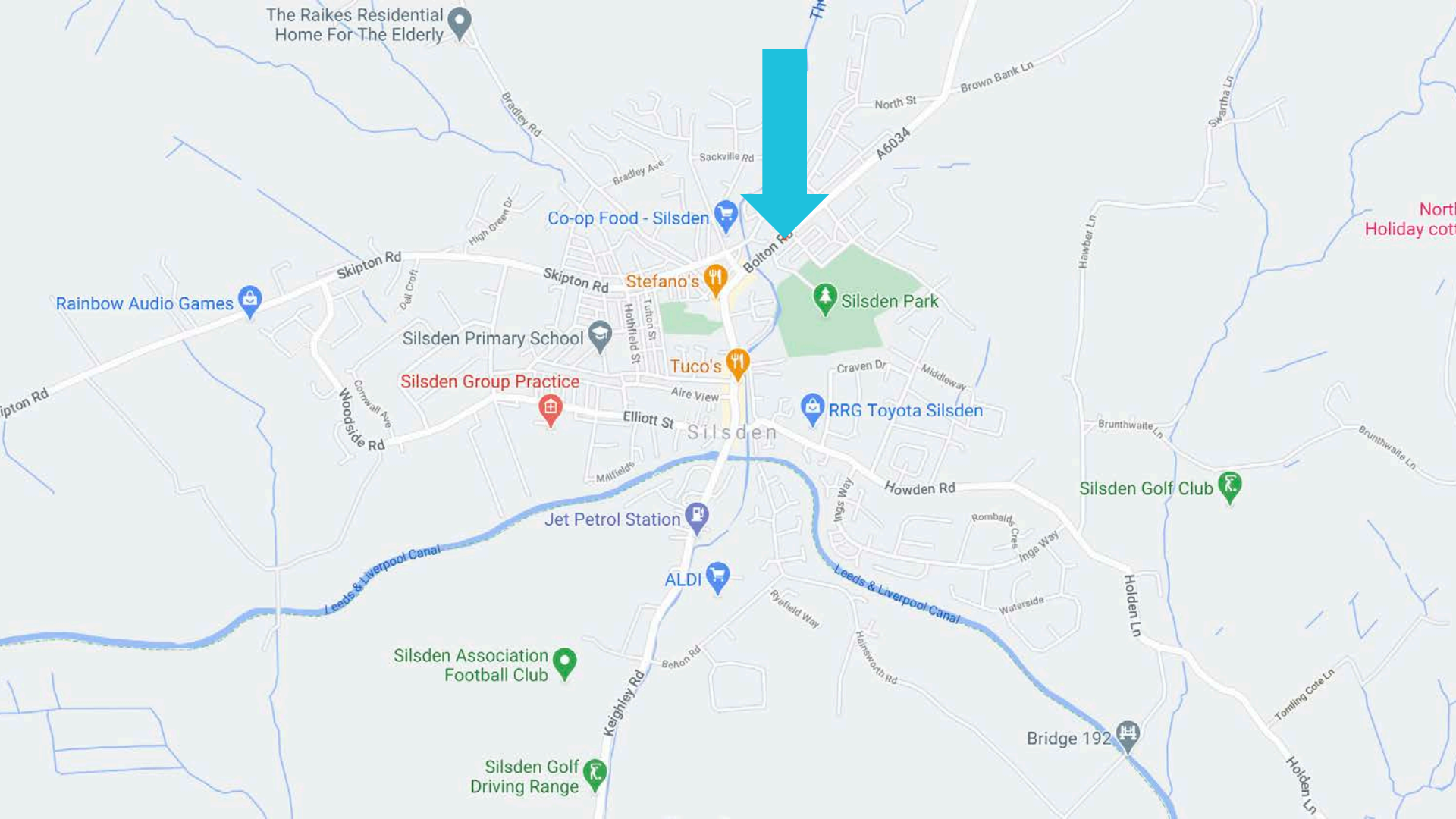


Gross internal floor area (approx.): 15.6 sq m (168 sq ft)

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The Raikes Residential Home For The Elderly

Co-op Food - Silsden

Stefano's

Tucos

RRG Toyota Silsden

Silsden Primary School

Silsden Group Practice

Jet Petrol Station

ALDI

Silsden Association Football Club

Silsden Golf Driving Range

Silsden Park

Silsden Golf Club

Bridge 192



375 577
375 577



B.S.

Co
HAIR SALON & TREATMENTS

For more information or to arrange a viewing contact
Knowles by Zenko Properties, Silsden



Knowles by Zenko Properties,
1 – 3 Briggate, BD20 9JS



01535 653102



sales.silsden@zenkoproperties.co.uk



www.zenkoproperties.co.uk

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