



Millfields, Silsden
£165,000





5 Millfields

Silsden

BD20 0DT

CALLING ALL INVESTORS A SPACIOUS END OF TERRACE TWO BEDROOM PROPERTY BEING SOLD WITH EXISTING TENANCY IN THE SOUGHT AFTER VILLAGE OF SILSDEN, PERFECT FOR BUY TO LET INVESTORS.

This lovely two bedroomed end of terraced property has a long standing tenant in situ with a rental income of £595 PCM. Benefitting from a side plot the property has gardens to the front and rear with parking for two cars. The open plan living space will appeal to todays modern families.



Silsden is a popular and thriving village with excellent local facilities including village shops, supermarket, two primary schools, churches, public houses, eateries and a golf club. Situated midway between Skipton, Ilkley and Keighley it is an ideal base for the Aire Valley commuter with Steeton & Silsden railway station nearby, offering regular services to Skipton and Bradford/Leeds, with connecting trains through to London Kings Cross.

5 Millfields is a perfect opportunity for a buy to let investor to purchase a well presented two bedroom town house in a popular location with garden and parking. With gas fired central heating and double glazing throughout, the accommodation is described below with approximate room sizes:

ENTRANCE PORCH Double glazed entrance door, double glazed window to side, mat flooring to entrance, space for shoe storage and coat hanging.

LOUNGE/DINING ROOM 22' 7" x 14' 1" (6.9m x 4.3m) Window to front aspect, double glazed French doors, electric fire with wood effect surround, marble inset and hearth, open staircase, under stairs storage and archway leading into the kitchen, radiator.

KITCHEN 9' 6" x 6' 10" (2.9m x 2.1m) Window to rear aspect, range of fitted kitchen units, part tiled walls, Neff gas hob, built in electric oven, space for washing machine, space for fridge freezer, tiled flooring, Worcester central heating boiler.

FIRST FLOOR

BEDROOM ONE 10' 3" x 11' 0" (3.13m x 3.37m) Window to front, built in storage, radiator.

BEDROOM TWO 11' 6" x 7' 10" (3.53m x 2.41m) Window to front aspect, radiator.

BATHROOM Three piece white bathroom suite comprising panelled bath with shower over, pedestal wash basin and low level WC, tiled flooring, extractor fan, radiator, fitted bathroom cabinet and shelf.

OUTSIDE To the front of the property there is a good sized garden area, mostly laid to lawn, with well stocked planted borders. To the rear of the property there is a mostly gravelled area with paving, fenced boundaries and two allocated parking spaces.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale. Further to this please be aware that the marketing photographs used are prior to the existing tenant moving in.

COUNCIL TAX BAND City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 437866

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

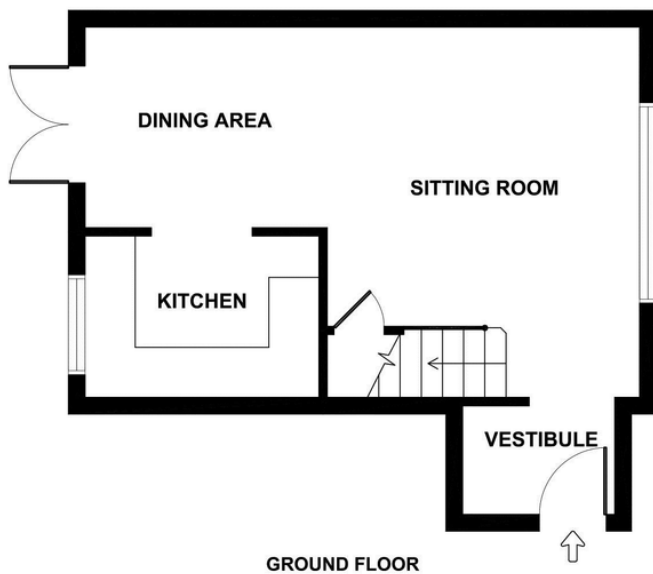
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

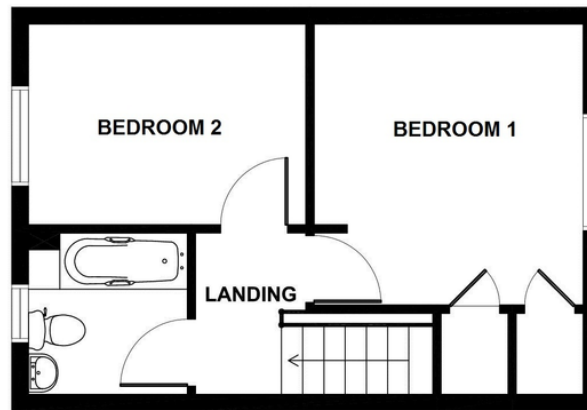
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

DIRECTIONS Entering Silsden on Keighley Road, continue straight ahead and over Clog Bridge. Take the first left after the bridge onto Elliott Street. Turn left onto Millfields and the property can be found on the left hand side.





GROUND FLOOR

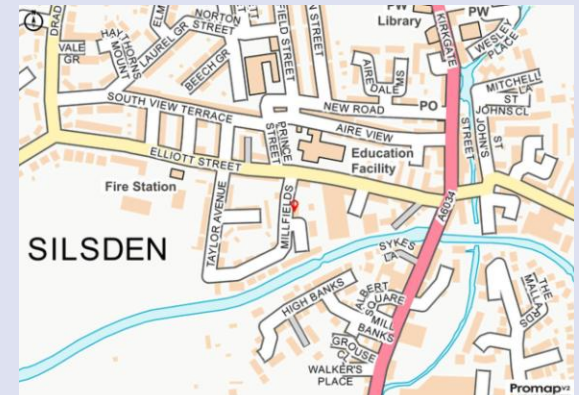


FIRST FLOOR

5 MILLFIELDS

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Dale Eddison

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.