

HUNTERS[®]

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Bridge Street

Silsden, Keighley, BD20 9NB

Auction Guide £40,000



Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



*FOR SALE VIA THE MODERN METHOD OF AUCTION * GUIDE PRICE £40,000 * BIDDING CLOSES (TBA) * RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auCTIONS)

Silsden is a thriving community, well-served by a wide range of local amenities including everyday shops, a Co-operative and an Aldi supermarket, a sub post office, chemist, dentist, and well-regarded primary school. The town also boasts two churches, a petrol station, a variety of public houses, restaurants and takeaways, as well as sports clubs and regular community events. For those needing to commute or travel further afield, the nearby towns of Skipton, Keighley and Ilkley are all within approximately fifteen minutes' drive and offer additional amenities along with convenient train stations.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.