

# Harrison Robinson

Estate Agents



**85B Skipton Road, Silsden, BD20 9DA**

**£499,950**

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## £499,950



### GROUND FLOOR

#### Entrance Porch

A smart composite door with decorative glazed panels opens into an entrance porch. Practical carpeted flooring, hooks for coats, downlighting. An oak panelled, half glazed door opens into a welcoming entrance hall.

#### Entrance Hall

A lovely space to greet family and friends with smart oak panelled doors opening into the principal reception rooms including a good sized dining kitchen, a well proportioned lounge, immaculate bathroom, double bedroom and an additional reception room, currently utilised as a home office, which would work equally well as bedroom four. Wood effect Karndean flooring, radiator, downlighting. A carpeted staircase with smart timber balustrading leads to the first floor of the property. Useful, understairs storage cupboard.

#### Dining Kitchen

20'0" x 10'5" (6.1 x 3.2)

A good sized, immaculately presented dining kitchen with solid wood cabinetry with stainless steel handles, granite worksurfaces and upstands and range of integrated appliances including a double, Smeg electric oven, dishwasher, four ring gas hob with stainless steel and glass extractor over with glass splashback and space and plumbing for a washing machine and space for a tall fridge freezer. A stainless steel inset double sink and drainer with chrome mixer tap sits beneath two double glazed windows overlooking the delightful south facing garden, enjoying lovely, far reaching countryside views. There is ample room for a dining table making this a most sociable space. Continuation of the wood effect Karndean flooring in the dining area, complemented by Karndean slate effect flooring in the kitchen area. Downlighting, radiator, half glazed oak panelled doors open into:

#### Sun / Garden Room

9'10" x 8'6" (3.0 x 2.6)

A lovely spot to sit and enjoy the views over the garden with Karndean flooring and double glazed windows allowing ample natural light and enjoying wonderful, far reaching views. Patio doors lead out to the good sized patio area. Downlighting, contemporary style vertical radiator.

#### Lounge

15'5" x 13'1" (4.7 x 4.0)

A lovely lounge with double glazed box bay window to the front elevation, carpeted flooring and radiator. A double glazed window to the side elevation allows further light. Attractive, recessed log effect gas fire, ample room for comfortable furniture. Downlighting.

#### Bedroom Three

13'5" x 10'5" (4.1 x 3.2)

A good sized double bedroom to the rear of the property enjoying a lovely view over the garden. With carpeted flooring, radiator, downlighting and recessed wardrobe with hanging rails.

#### Bathroom

Beautifully presented with low-level W.C., pedestal handbasin with chrome mixer tap with mirrored vanity cupboard over, panel bath with central chrome mixer tap and separate shower cubicle with thermostatic shower, folding glazed door and attractive, grey, stone effect wall tiling. Wood effect Karndean flooring, chrome, ladder style heated towel rail, downlighting, extractor. Obscure double glazed window to side elevation.

#### Study / Bedroom Four

A most useful, additional reception room, currently arranged as a home office, which

would work equally well as a fourth bedroom, if needed. Continuation of the Karndean flooring, double glazed windows, radiator, downlighting.

### FIRST FLOOR

#### Landing

A carpeted staircase with smart timber balustrading leads to the first floor landing of the property, where there is room for an item of furniture. Carpeted flooring, radiator, two Veluxes allowing natural light and boarded under eaves storage. Oak panelled doors open into two double bedrooms and a shower room.

#### Bedroom One

14'5" x 14'1" (4.4 x 4.3)

A spacious double bedroom with Velux to the front elevation and double glazed window to the rear enjoying fantastic views across the valley. Carpeted flooring, radiator and under eaves storage, recessed wardrobe with hanging rails.

#### Bedroom Two

14'5" x 12'5" (4.4 x 3.8)

A good sized double bedroom, again with Velux to the front elevation and double glazed windows to the rear enjoying the wonderful, long distance views. Carpeted flooring, radiator, under eaves storage.

#### WC / Shower Room

Very well presented with low-level W.C., pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic drench shower plus additional attachment and folding glazed door. Neutral, stone effect wall tiling, complementary Karndean flooring, chrome, ladder style heated towel rail. Downlighting, extractor.

### OUTSIDE

#### Garden

The property benefits from a lovely, level south facing garden predominantly laid to lawn with borders with mature shrubs and planting. An attractive, Indian stone patio is the ideal spot to sit and enjoy the sunshine and relax, also to enjoy alfresco dining. Smart fencing maintains privacy. Electric sockets. To the front of the property there is a paved area leading to the entrance door and a gravel area, perfect for flowering pots or a bistro set in addition to a greenhouse, ideal for anyone who enjoys pottering and gardening. Outside tap.

#### Garage

17'8" x 12'1" (5.4 x 3.7)

A large single garage with electric roller door, power and lighting provides great storage or additional parking, if needed. A side door allows easy access.

#### Driveway Parking And Carport

To the front elevation there is ample driveway parking with additional parking beneath a carport with EV charger.

### DIRECTIONS TO PROPERTY

Follow Skipton Road from Silsden village Coop for approximately 1/4 mile. On the right hand side of Skipton Road you will see a care home called Summerfield. Directly opposite there is a smart tarmac driveway leading down the left hand side of a detached property to No. 85B, which is the second property you come to.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


There is Ultrafast Fibre Broadband available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

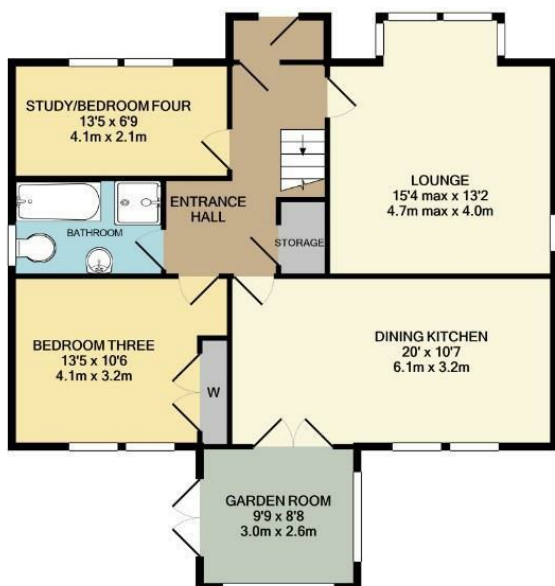
Tel: 01943 968 086



- Three / Four Bedroom Detached House
- Quiet Cul De Sac Location
- Modern Dining Kitchen With Integral Appliances
- Delightful Garden Room
- Two Ground Floor Bedrooms
- Garage And Carport With EV Charger
- Good Sized South Facing Garden
- Beautiful Long Distance Views
- Close To Public Transport Links And Village Amenities
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	88
	EU Directive 2002/91/EC 	





GROUND FLOOR  
APPROX. FLOOR  
AREA 1126 SQ.FT.  
(104.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.0 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1443 SQ.FT. (134 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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