



Claymore Rise, Silsden, BD20 0QQ

Asking Price £279,950

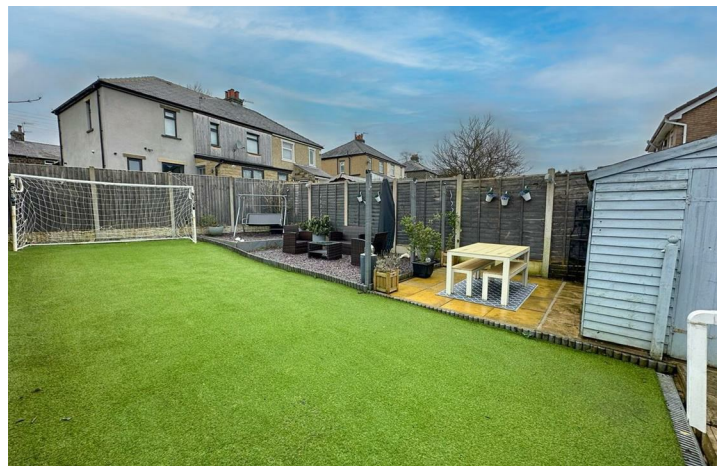
- THREE BED DETACHED
- AMPLE ON-SITE PARKING
- CONSERVATORY
- STUNNING PROPERTY
- LANDSCAPED GARDEN
- GENEROUS PLOT
- EXTENSIVE UPGRADES
- IDEAL FAMILY HOME

# Claymore Rise, Silsden BD20 0QQ

Nestled at the prestigious Claymore Rise stands this exceptional THREE BEDROOM, DETACHED HOUSE, which has undergone EXTENSIVE UPGRADES to achieve a standard of luxury rarely seen. Occupying a GENEROUS PLOT, the property offers AMPLE ON-SITE PARKING at the front, catering perfectly to families with multiple vehicles. Meanwhile, the rear of the property boasts a METICULOUSLY LANDSCAPED GARDEN, providing a tranquil retreat.



Council Tax Band: C



## PROPERTY DETAILS

Nestled at the prestigious Claymore Rise stands this exceptional three-bedroom detached house, which has undergone extensive upgrades to achieve a standard of luxury rarely seen. Occupying a generous plot, the property offers ample on-site parking at the front, catering perfectly to families with multiple vehicles. Meanwhile, the rear of the property boasts a meticulously landscaped garden, providing a tranquil retreat.

This inviting home is ideal for families, those considering downsizing, or first-time buyers fortunate enough to secure this prized property. From the moment you step through the front door, you'll realize this is a truly delightful home ready to be enjoyed. The entrance hall, featuring an enclosed staircase leading to the first floor, laminate flooring and an attractive radiator cover, sets the tone for the elegance within. The sitting room, adorned with a large picture window offering pleasant long-distance views, features a stylish fireplace and neutral decor, seamlessly flowing into the generous dining/kitchen area. Here, tiled flooring, an excellent range of wall and base units, integral fittings, and ambient downlighting create a space perfect for both cooking and entertaining. Double doors lead gracefully into the conservatory, which boasts an attractive radiator cover and offers serene views over the rear garden.

Ascending to the first floor, you'll find a spacious landing leading to the master bedroom, which enjoys the lovely long-distance views. Additionally, there are two further bedrooms, one double and one good-sized single, along with a luxurious contemporary bathroom.

For those familiar with or residing in Silsden, the town is a superb place to call home. Over recent years, it has grown significantly, offering a newly built primary school, a variety of shops, a picturesque beck teeming with ducks, charming coffee shops, lively bars, and quality restaurants. With two supermarkets, medical facilities including doctors and dentists, and superb commuting links, Silsden caters to every need.

In essence, this home is a true gem waiting to be explored. Viewing is essential to fully appreciate the charm and allure of this special residence.



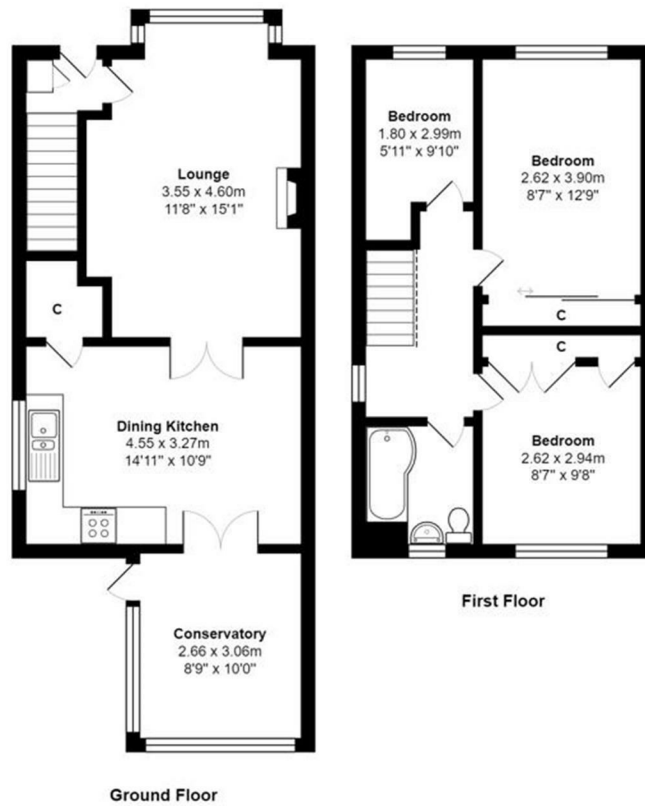
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(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>		EU Directive 2002/91/EC	



Total Area: 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup>

All measurements are approximate and for display purposes only