



Kilnsey Fold, Silsden, BD20 9NZ

Asking Price £395,000

- FOUR BED DETACHED
- BLOCK PAVED DRIVEWAY
- MASTER BED WITH EN-SUITE
- IDEAL FAMILY HOME
- PEACEFUL CUL-DE-SAC LOCATION
- SINGLE GARAGE
- LARGE REAR GARDEN OVERLOOKING OPEN FIELDS
- CONVENIENT UTILITY ROOM
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

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Nestled on a corner plot at the apex of a TRANQUIL CUL-DE-SAC, this DISTINCTIVE DETACHED RESIDENCE boasts VERSATILE FAMILY LIVING SPACES, featuring FOUR SPACIOUS DOUBLE BEDROOMS, including a LUXURIOUS EN-SUITE MASTER. Viewing of this unexpectedly SPACIOUS ABODE is highly recommended.



Council Tax Band: E



PROPERTY DETAILS

Nestled on a corner plot at the apex of a tranquil Cul-De-Sac, this distinctive detached residence boasts versatile family living spaces, featuring four spacious double bedrooms, including a luxurious en-suite master. The split level hallway with quality herringbone parquet flooring leads to the expansive lounge seamlessly connecting to a sizable conservatory, offering access to the serene rear garden. A well-appointed breakfast kitchen, complete with integrated appliances, is complemented by a separate dining room, a convenient utility room and downstairs toilet. Outside, the highlight is undoubtedly the ample lawned garden backing on to open fields, bordered by picturesque flowerbeds, a charming summer house, a greenhouse, and several paved areas with covered seating arrangements, perfect for outdoor entertaining and dining. Completing the picture is a block paved driveway leading to a single garage. Viewing of this unexpectedly spacious abode is highly recommended.

Constructed in 1997 by Skipton Properties, the property offers attractively planned and good-sized family accommodation which benefits from gas fired central heating and UPVC sealed unit double glazing. Whilst being located on the edge of Silsden, Kilnsey Fold is only a few minutes walking distance of Silsden town centre.

Surrounded by beautiful open countryside adjacent to the Leeds/Liverpool canal, the very popular town of Silsden is served by a good variety of local amenities including everyday shops, a Co-operative food grocery store and an Aldi supermarket. The village also benefits from a sub post office, excellent primary schooling, Churches, a petrol station, a dentist, a chemist, sports clubs and choice of public houses/restaurants.



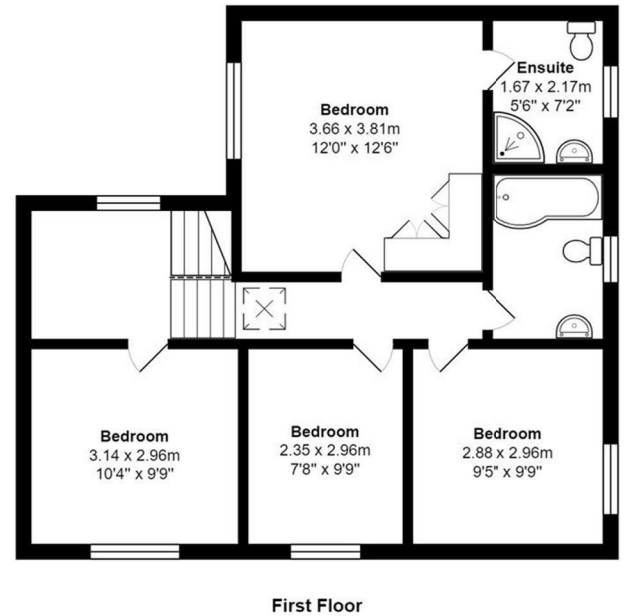
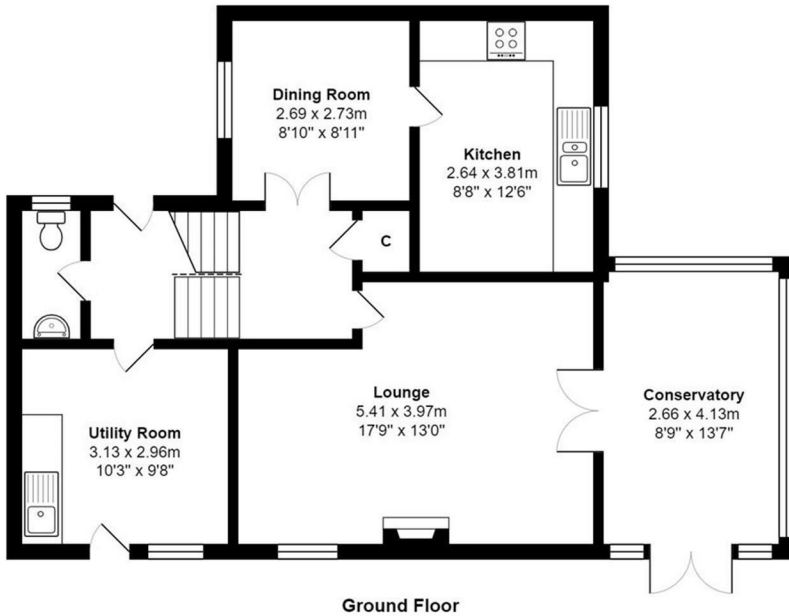
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 131.4 m² ... 1414 ft²

All measurements are approximate and for display purposes only