



**Bradley Drive, Silsden, BD20 9LU**

**Asking Price £350,000**

- DETACHED BUNGALOW
- INTEGRAL GARAGE AND PRIVATE PARKING
- CUL-DE-SAC LOCATION
- SHORT STROLL FROM AMENITIES
- ELEVATED POSITION
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN WITH PATIO
- NEARLY 1700 sq ft OF LIVING SPACE
- AWE INSPIRING VIEWS

# Bradley Drive, Silsden BD20 9LU

Perched on an ELEVATED vantage point, this DETACHED, THREE DOUBLE BEDROOM, BUNGALOW offers nearly 1700 sq ft of living space. Situated in a RESIDENTIAL CUL-DE-SAC, it seamlessly blends countryside serenity with the convenience of nearby Silsden amenities.



Council Tax Band: E



## PROPERTY DETAILS

Nestled amidst panoramic vistas of Silsden, this exquisite three-bedroom detached bungalow exudes elegance and comfort. Boasting nearly 1700 sq ft of living space, this residence rests majestically on an expansive plot. An impressive integral garage and spacious rear storage area add to its allure. Perched on an elevated vantage point, the property offers awe-inspiring views of Silsden and the Aire Valley. Situated within an exclusive residential cul-de-sac, it seamlessly blends countryside serenity with the convenience of nearby Silsden amenities.

Merely a short stroll away lies the vibrant town centre of Silsden, brimming with essential conveniences such as supermarkets, an esteemed primary school, churches, pubs and eateries. Its strategic location, equidistant from Skipton, Ilkley and Keighley, makes it an ideal hub for Aire Valley commuters. The nearby Steeton & Silsden railway station provides regular services to Skipton, Bradford/Leeds and onward to London Kings Cross.

Featuring uPVC windows and gas central heating, the property boasts an inviting entrance hall, a spacious fully fitted kitchen/diner, a grand sitting room with a striking fireplace, three generous double bedrooms and a separate utility and house bathroom. Outside, a well-proportioned enclosed rear garden with a charming patio seating area awaits, while the front hosts raised flowerbeds, rockeries and bushes alongside a private tarmac driveway accommodating two cars and leading to the integral garage.

The garage is equipped with an up/over door, lighting, power, water and plumbing, granting access to a rear storage room of similar dimensions, offering additional utility and storage space. This garage could be adapted subject to relevant permissions to create a games room / snug.

Meticulously maintained by its current owner, this property epitomizes refined living and beckons discerning buyers to explore its many delights firsthand.



## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 155.2 m<sup>2</sup> ... 1671 ft<sup>2</sup>