



New Close Mill Fold, Silsden, BD20 0HP

Asking Price £294,950

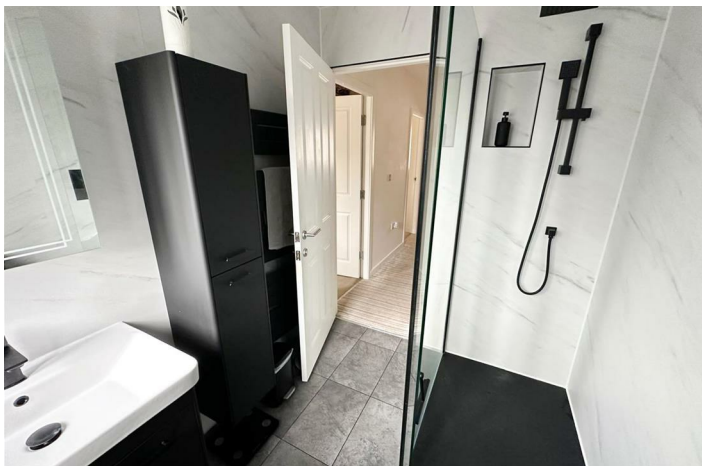
- THREE STORY STONE-BUILT END TOWNHOUSE
- LANDSCAPED SIDE GARDEN
- INTEGRAL SINGLE GARAGE
- STYLISH DINING KITCHEN
- IDEAL FOR GROWING FAMILIES, COUPLES & INVESTORS
- FOUR BEDROOMS
- PARKING TO THE FRONT
- CONSERVATORY OFFERING DIRECT ACCESS TO GARDEN
- PRESENTED IN SUPERB CONDITION
- SOUGHT-AFTER LOCATION

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This fabulous THREE-STORY STONE-BUILT TOWNHOUSE stands proudly at the END OF THE ROW, benefiting from ITS ADVANTAGEOUS POSITION and a delightful, LANDSCAPED SIDE GARDEN. Presented in SUPERB CONDITION, this property is an IDEAL PURCHASE FOR A VARIETY OF BUYERS, including growing families, couples, and investors.



Council Tax Band: D



PROPERTY DETAILS

This fabulous three-story stone-built townhouse stands proudly at the end of the row, benefiting from its advantageous position and a delightful, landscaped side garden. The owners have fully capitalised on this unique feature by installing a stunning conservatory that offers direct access to the garden. Presented in superb condition, this property is an ideal purchase for a variety of buyers, including growing families, couples, and investors.

An internal inspection is strongly recommended to appreciate the size and quality of this remarkable home. From the moment you step through the front door, you will be both surprised and delighted by the spacious accommodation on offer. The journey begins with an impressive entrance hall featuring an open staircase and security alarm. To the left, there is access to the integral single garage, while to the right, you can enter the conservatory. Continuing down the hallway, you will find a double bedroom and a stylish shower room.

The first floor reveals a fabulous sitting room that has been thoughtfully extended by incorporating a long, narrow corridor, dramatically enhancing the space. This room boasts beautiful wooden floors, an open staircase leading to the second floor and a charming Juliette balcony. The contemporary dining kitchen is a true delight, equipped with integrated appliances and another Juliette balcony that floods the space with light.

The second floor houses three further generously sized bedrooms and a luxurious house shower room. Outside, the property features block-paved parking and a landscaped private side garden.

New Close Mill Fold is a quaint residential development situated on level ground, just a short stroll from the popular town of Silsden. This sought-after location in the Aire Valley offers a variety of amenities right on your doorstep. The newly built primary school, a feeder into the excellent South Craven secondary school in the neighbouring village of Crosshills, is nearby. Both bus and train links are within easy walking distance, further enhancing the appeal of this area.



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			81
(69-80) C		69	
(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: 126.5 m² ... 1361 ft²

All measurements are approximate and for display purposes only