



## Throstle Nest Road, Silsden, BD20 9QR

Asking Price £309,950

- THREE BEDROOM DETACHED FAMILY HOME
- ADJOINING SINGLE GARAGE WITH POWER & LIGHT
- SOFT, NEUTRAL DECOR THROUGHOUT
- BRIGHT CONSERVATORY WITH DIRECT ACCESS TO THE GARDEN
- PEACEFUL LOCATION
- AMPLE ON-SITE PARKING
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- WELL-DESIGNED DINING KITCHEN
- CONTEMPORARY HOUSE BATHROOM
- CLOSE TO LOCAL AMENITIES

# Throstle Nest Road, Silsden, BD20 9QR

This EXCEPTIONAL THREE-BEDROOM DETACHED FAMILY HOME is nestled in a PEACEFUL LOCATION, tucked away in a small cul-de-sac. The property features a SOFT, NEUTRAL DECOR CREATING A WARM AND INVITING ATMOSPHERE. The well-designed layout includes a STANDOUT DINING KITCHEN, which opens seamlessly into a BRIGHT CONSERVATORY, allowing for direct access to the garden.



Council Tax Band: D



## PROPERTY DETAILS

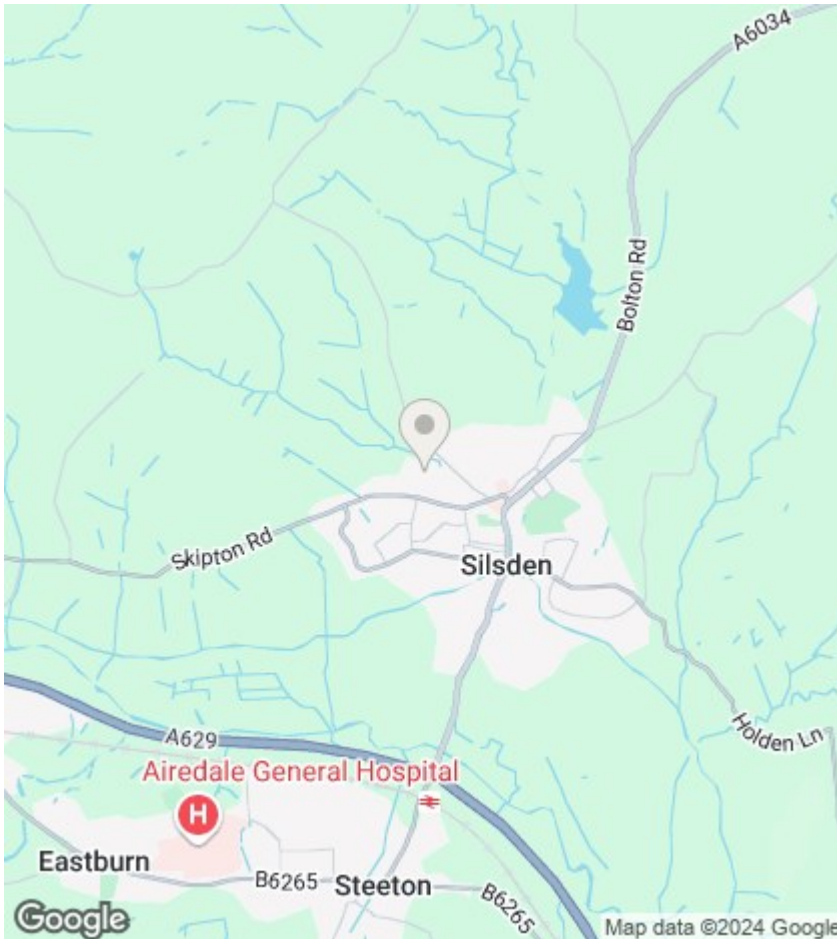
This exceptional three-bedroom detached family home is nestled in a peaceful location, tucked away in a small cul-de-sac. The property features a soft, neutral decor, creating a warm and inviting atmosphere. The well-designed layout includes a standout dining kitchen, which opens seamlessly into a bright conservatory, allowing for direct access to the garden. This room has become the heart of the home for the current owners, and upon viewing, you'll easily see why it's their favourite spot.

The stylish sitting room boasts a modern fireplace, perfect for cosy evenings and the generously sized entrance hall enhances the welcoming feel of the property. Upstairs, the first floor opens to a spacious landing that leads to two well-proportioned double bedrooms and a comfortable single bedroom. The contemporary house bathroom completes this floor, offering both function and style.

Outside, the front of the property provides ample on-site parking, while the rear features a beautifully landscaped, enclosed garden that enjoys a desirable south-westerly aspect. This private outdoor space includes charming seating areas ideal for relaxation and entertaining. The adjoining single garage, equipped with an up-and-over door, power and lighting, offers additional storage or parking convenience.

Situated within the small, exclusive Throstle Nest development, just off Skipton Road, the home is ideally located for easy access to local amenities. Silsden offers a wide selection of shops, bars, restaurants, supermarkets, medical services and a picturesque Main Street complete with a beck, waterfalls and resident ducks. Excellent transport links, whether by bus or train, make commuting easy.

For those seeking a superb family home in a tranquil setting while remaining close to essential amenities, this property could be the perfect fit.



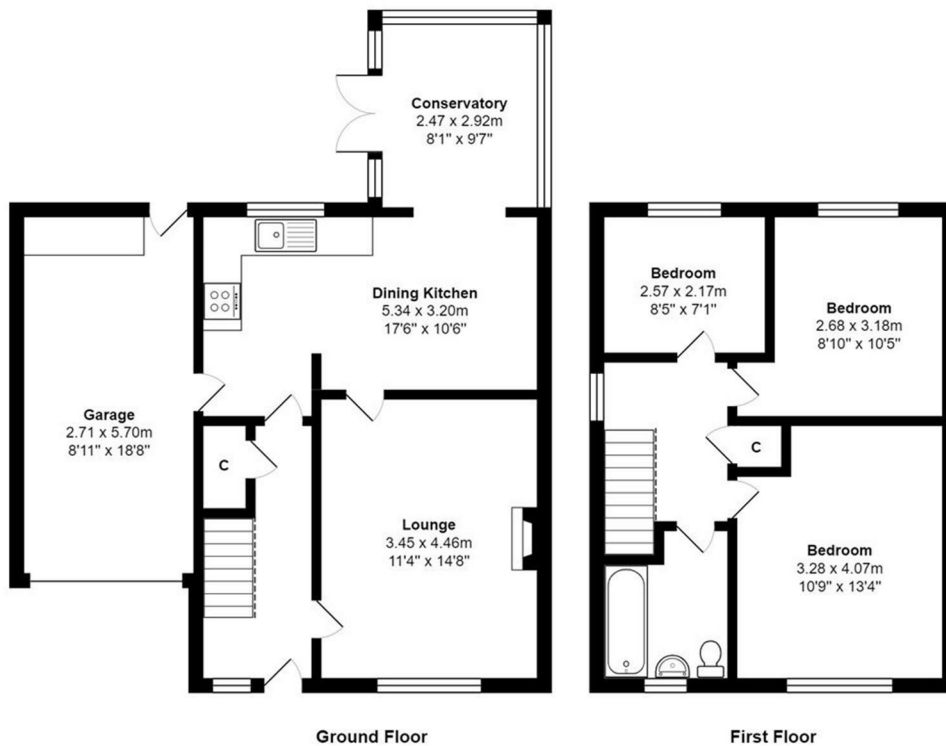
## Viewings

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			
(81-91) B			76
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 103.3 m<sup>2</sup> ... 1112 ft<sup>2</sup>

All measurements are approximate and for display purposes only