



## Wharfe Court, Silsden, BD20 0QD

Asking Price £369,950

- FOUR BED TOWNHOUSE
- INTEGRAL GARAGE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- PICTURESQUE CANAL SIDE VIEWS
- DECEPTIVELY SPACIOUS
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- BEAUTIFULLY PRESENTED
- PERFECT FAMILY HOME

# Wharfe Court, Silsden BD20 0QD

This DECEPTIVELY SPACIOUS, FAMILY HOME offers modern living with FOUR BEDROOMS, located in a SMALL CUL-DE-SAC, the property boasts a SOUTH FACING REAR GARDEN along with OFF-ROAD PARKING and an INTEGRAL GARAGE.



Council Tax Band: E



## PROPERTY DETAILS

This beautifully presented and deceptively spacious family home offers modern living with four bedrooms, a superbly fitted kitchen and a generously sized lounge on the ground floor, featuring picturesque canal-side views. Ideally located in a small cul-de-sac, the property boasts a rear decked garden area perfect for alfresco dining and enjoying the scenic surroundings, along with off-road parking and an integral garage.

Upon entering, the light-filled hallway welcomes you with a charming porthole window, a coat cupboard and a recently remodelled family bathroom. The fourth bedroom, currently used as a second reception room, opens onto a raised balcony - an ideal spot for relaxation while taking in the lovely views.

The lower level features a spacious lounge with a dining area, complete with sliding patio doors that lead out to the rear decked garden. From here, you'll enjoy stunning views of the garden, canal and beyond. The modern kitchen, also located on the lower ground floor, is equipped with high-quality wall and base units, integrated appliances including a dishwasher, double oven and hob, plus solid Oak countertops and a breakfast bar. The space is completed with tiled flooring. A separate utility room offers space for a washing machine and dryer.

On the top floor, you'll find two double bedrooms and a well-sized third bedroom. The master bedroom includes fitted wardrobes and a stylish en-suite shower room. Externally, the property provides ample parking for several vehicles in front of the integral garage. The rear garden is low maintenance and tiered, with a decked terrace and mature trees and shrubs on the lower level, creating a peaceful outdoor retreat.

Silsden exudes a charming small-town atmosphere with a strong sense of community. It offers a variety of independent shops on its high street, a large Co-op for daily needs, a popular primary school, Town Hall and a beautiful park. The Leeds/Liverpool Canal adds to its appeal. Steeton/Silsden train station is just a 5-minute drive away, making it ideal for commuting to Skipton, Leeds and beyond.

Properties of this quality and location are rarely available, so if this versatile family home meets your needs, be sure to book a viewing soon-it won't be on the market for long!



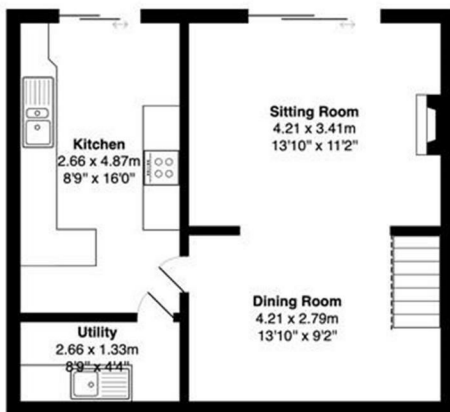
## Viewings

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

## EPC Rating:

C

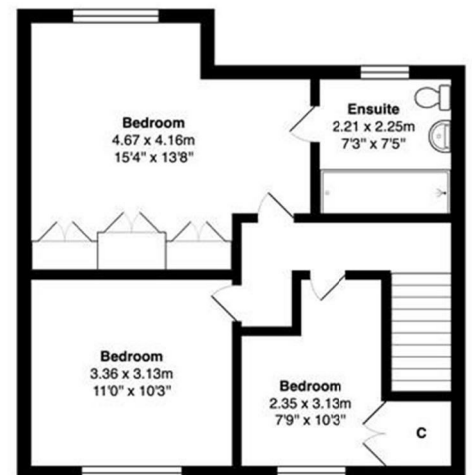
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor



First Floor

Total Area: 136.2 m<sup>2</sup> ... 1466 ft<sup>2</sup>

All measurements are approximate and for display purposes only