



10 Highfield Lane, Silsden, BD20 9NA

Price Guide £325,000

- NO UPPER CHAIN
- FOUR DOUBLE BEDROOMS
- INTEGRATED SINGLE GARAGE
- MASTER BEDROOM WITH EN-SUITE
- CLOSE TO LOCAL AMENITIES
- END TOWNHOUSE
- AMPLE OFF-ROAD PARKING
- PRIVATE ENCLOSED GARDENS
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS

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Nestled in a CENTRAL LOCATION, the property exudes a WELCOMING ATMOSPHERE with its NEUTRAL DÉCOR AND CARPETING, providing a blank canvas for new owners. This EXCEPTIONAL END TOWN HOUSE offers EXPANSIVE AND METICULOUSLY DESIGNED FAMILY LIVING set over two floors with FOUR GENEROUS DOUBLE BEDROOMS.



Council Tax Band: D



PROPERTY DETAILS

This exceptional end town house offers expansive and meticulously designed family living set over two floors with four generous double bedrooms. Boasting off-road parking for two vehicles, with the option for an additional space if desired, it also features a private enclosed garden, easily maintained, on both the side and rear. There is also a garage with an electric up & over door, provisions for a washing machine and a side pedestrian door.

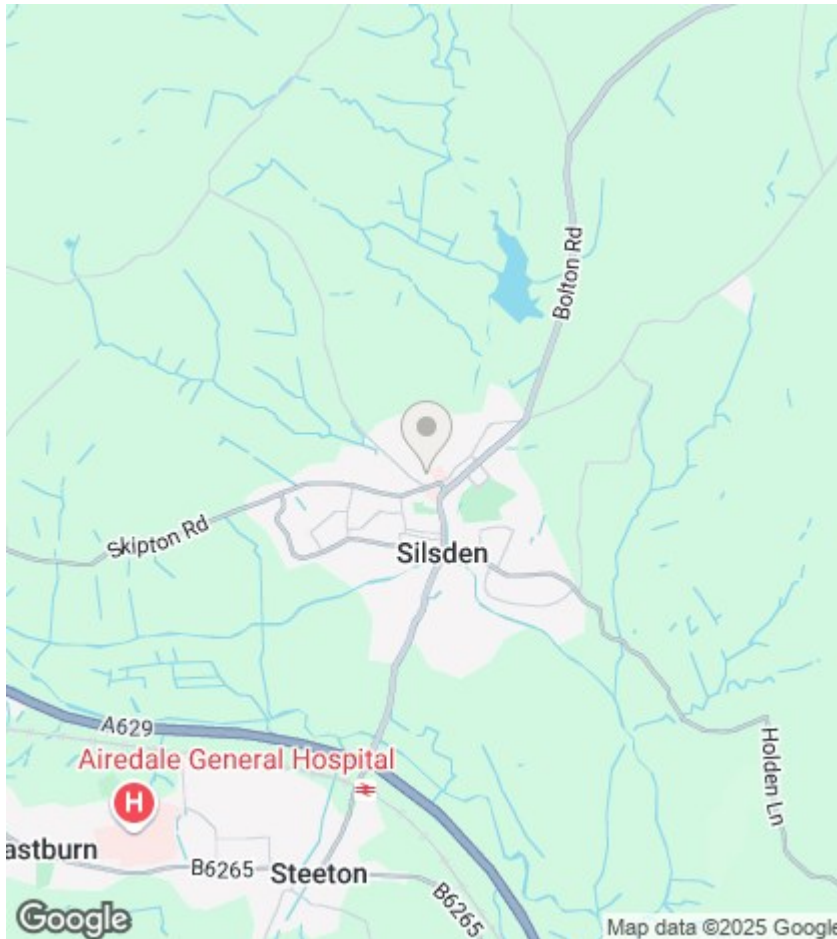
Nestled in a central location, the property exudes a welcoming atmosphere with its neutral décor and carpeting, providing a blank canvas for new owners. Upon entry, a spacious entrance hall greets you, complete with convenient under stairs storage and a ground floor cloakroom.

The dining kitchen, a hub of activity, seamlessly connects to a separate dining room via French doors, offering a delightful flow for entertaining. From here, additional doors lead to the rear garden. Adjoining the dining room is a generously sized sitting room, flooded with natural light and affording picturesque views of the rear garden.

Ascending to the first floor, you'll find four ample double bedrooms, including a master with an ensuite shower room, accompanied by a separate house bathroom. A spacious landing, complete with loft access via pull down ladder to generous fully boarded loft, adds to the allure of this property.

Nestled in a tranquil corner of a small select development, yet conveniently close to the town centre, residents can enjoy a plethora of everyday amenities, from bars and coffee shops to restaurants and primary schools. An excellent bus service and local train link within easy walking distance further enhance accessibility to neighbouring business centres in North and West Yorkshire.

For those seeking a contemporary home that's move-in ready, this property presents an enticing opportunity.



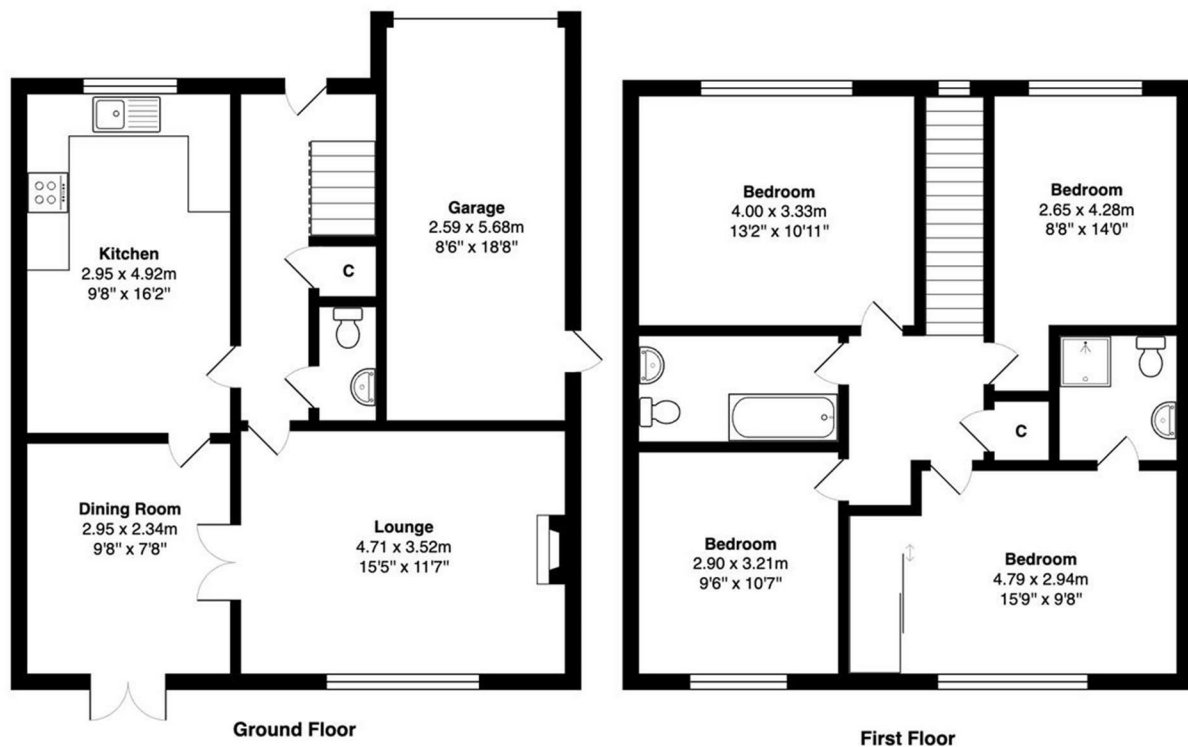
Viewings

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	74	83
(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: 134.0 m² ... 1442 ft²

All measurements are approximate and for display purposes only