



Howden Road, Silsden, BD20 0JB

Asking Price £449,000

- \*\*EXCEPTIONAL VALUE - RECENTLY REDUCED BY £10,000!\*\*
- 4 BED DETACHED FAMILY HOME
- WELL MAINTAINED GARDENS TO FRONT & REAR - THE REAR BEING SOUTH-FACING
- SPACIOUS LOUNGE WITH SOLID MAHOGANY WOOD FLOORING
- MASTER BEDROOM WITH EN-SUITE
- NO UPPER CHAIN
- AMPLE OFF-ROAD PARKING & SINGLE GARAGE WITH POWER & LIGHTING
- OPEN PLAN DINING ROOM & KITCHEN
- GROUND FLOOR BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT



# Howden Road, Silsden, BD20 0JB

This stunning and BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOME, with a MASTER BEDROOM FEATURING AN EN-SUITE, has been meticulously IMPROVED TO THE HIGHEST STANDARDS by the current owners. Offering GENEROUS AND VERSATILE FAMILY ACCOMMODATION, the property is LOCATED IN ONE OF THE MOST DESIRABLE AREAS OF SILSDEN.



Council Tax Band: E



## PROPERTY DETAILS

This stunning and beautifully presented four-bedroom detached home, with a master bedroom featuring an en-suite, has been meticulously improved to the highest standards by the current owners. Offering generous and versatile family accommodation, the property is located in one of the most desirable areas of Silsden. It enjoys proximity to scenic country walks right on your doorstep, while still being within easy reach of a wide range of amenities, including shops, restaurants, schools and public transport. The mainline railway station, offering links to Leeds and Bradford, is approximately one mile away.

The property is equipped with gas central heating, double glazing, a garage and ample parking for multiple vehicles. The south-facing patio and garden area create a private and inviting outdoor space, complemented by a security system.

The home begins with a sheltered overhang canopy featuring Italian slate tiles, leading to an aluminium double-glazed door with side panel that opens into the entrance hall. The hallway boasts a dark oak-stained staircase balustrade, decorative plaster coving, a radiator cover and under-stairs storage.

The lounge is an elegant and inviting space, featuring a solid cream-speckled granite fireplace with inset open living flame gas fire, concealed lighting and mahogany solid wood flooring. Cornice coving and an ornate ceiling centrepiece add character, with a Georgian-style PVC bay window flooding the room with light. Double multi-paned doors with ornate plasterwork lead to the dining room.

The dining room flows seamlessly into the kitchen and is finished with oak flooring, coving, inset LED spot lighting and double-glazed doors leading to the rear patio. There is also an integral fire door connecting to the garage. A graceful archway leads into the kitchen area.

The kitchen is fully fitted with cream satin-finish units, oak-effect work surfaces and a white enamel sink with stainless steel mixer taps. Integrated AEG appliances include a five-burner gas hob, twin fan-assisted ovens, a microwave and a powerful extractor hood. Additional features include decorative metro tiling, under-cabinet LED lighting, a plinth kick heater, pull-out corner units and a full-height larder unit. There is also a built-in Zanussi fridge-freezer, integral dishwasher, washing machine, wine rack and superb rear views across the Aire Valley from the double-glazed window.

The sitting room, which can also serve as a fourth bedroom, has beech-effect flooring, a central heating radiator, wall-mounted Baxi heater and an aluminium double-glazed door leading to a Yorkshire stone patio area with scenic views of the Aire Valley.

The third bedroom features beech-effect flooring, fitted furniture and a double-glazed window. The family bathroom is fully tiled in Italian style, featuring a white suite with a whirlpool corner bath, overhead Grohe shower with Roman glass screen, extractor fan, heated towel radiator and a double-glazed opaque window.

Upstairs, the first-floor landing has ornate cornice coving. The spacious master bedroom includes fitted furniture by Hartley's of Skipton, under-eaves storage, a radiator, side-facing double-glazed window and a Velux roof window with a pull-down screen. The en-suite features a walk-in shower with bi-folding glass doors, wet wall panels in black marble effect, a Triton shower, vanity basin with heated mirror, LED lighting and a Velux window with internal blind.

There is also a separate WC with tiled walls, a pedestal wash basin, mixer tap and central heating radiator. The second bedroom, with beech-effect flooring, has full-height sliding wardrobes, under-eaves storage, LED ceiling lights, a side-facing double-glazed window and loft access.

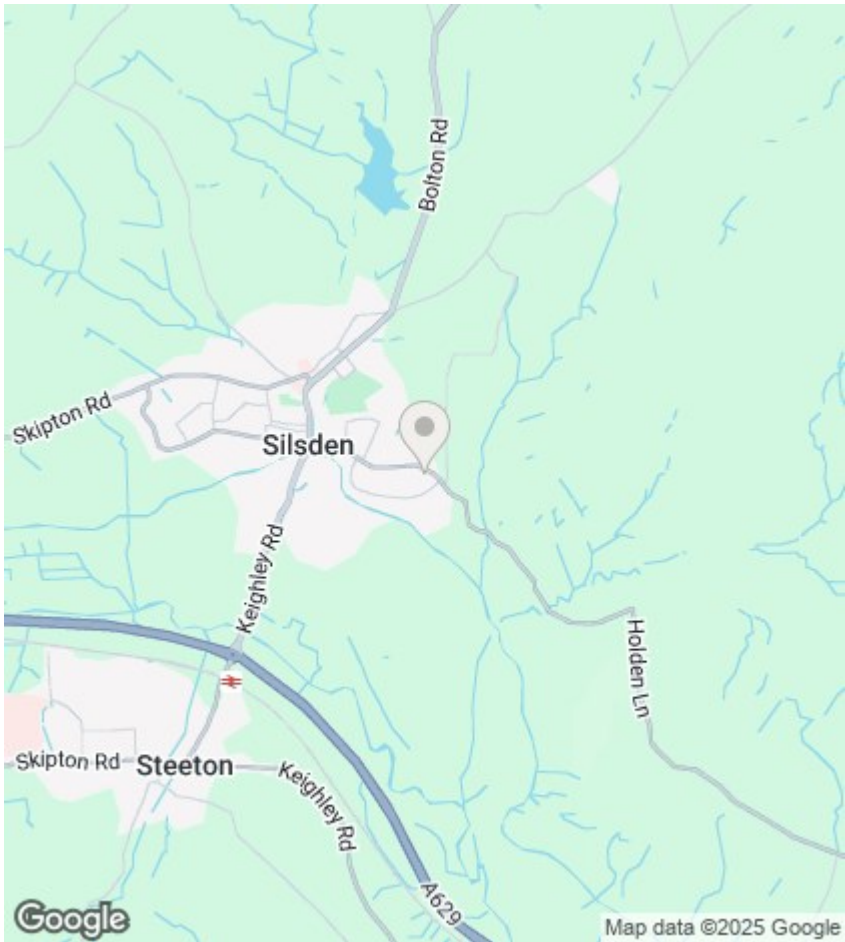
Outside, the front of the property offers a block-paved driveway with space for several vehicles, including a motorhome or caravan. A well-maintained lawn, flower borders and exterior lighting enhance the curb appeal, while the built-on garage features a radio-controlled door, power, lighting, free-standing dryer and a Glow-worm gas boiler system with Triton Flowmaster hot water.

To the rear, the enclosed south-facing garden includes outdoor lighting, power sockets, Yorkshire stone patio with wrought iron railings and radio-controlled awning, an ornamental pond, lawn, border shrubs. There's a further patio area with aluminium pagoda with retractable canopy, herb garden, timber shed and additional flood lighting. The patio also features a large timber built Barbeque Hut containing a gas barbeque and charcoal smoker.

Silsden, situated between Skipton and Ilkley, is a popular location for all age groups, offering a lively town centre with bars, restaurants, coffee shops and everyday shopping. Public transport is excellent, with a reliable bus service and a train station nearby in Steeton.

This superb property truly offers the perfect blend of quality, comfort and location—ideal for anyone in search of a spacious and refined family home with beautiful gardens and excellent amenities on the doorstep.

Viewing is a must to fully appreciate this wonderful family home.



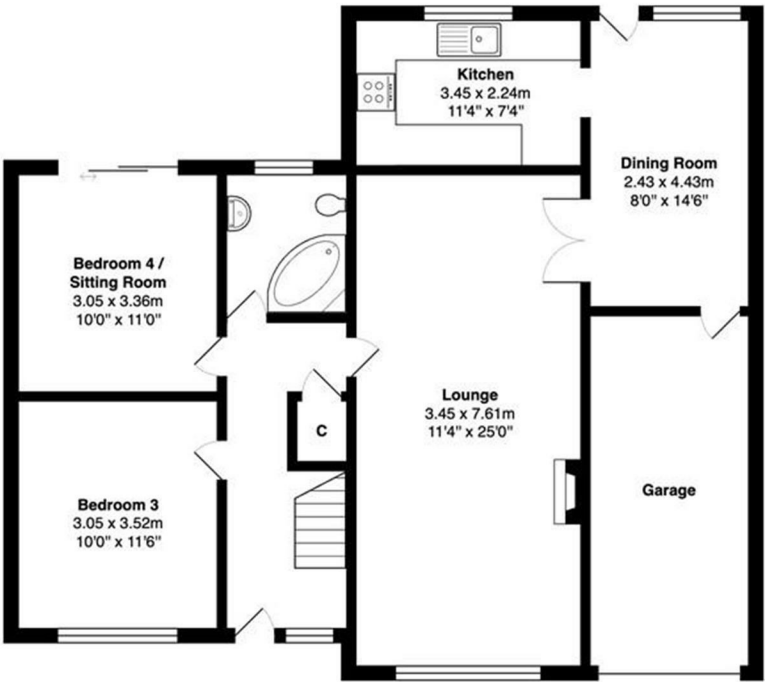
### Viewings

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

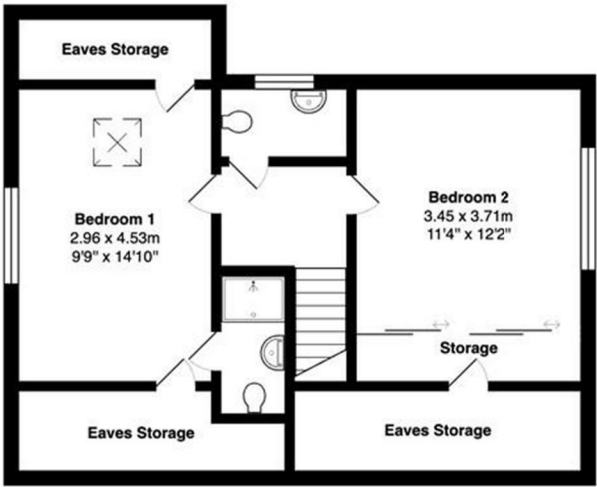
### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 136.8 m<sup>2</sup> ... 1472 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only