



12 Craven Avenue, Silsden, BD20 0HH

Asking Price £269,750

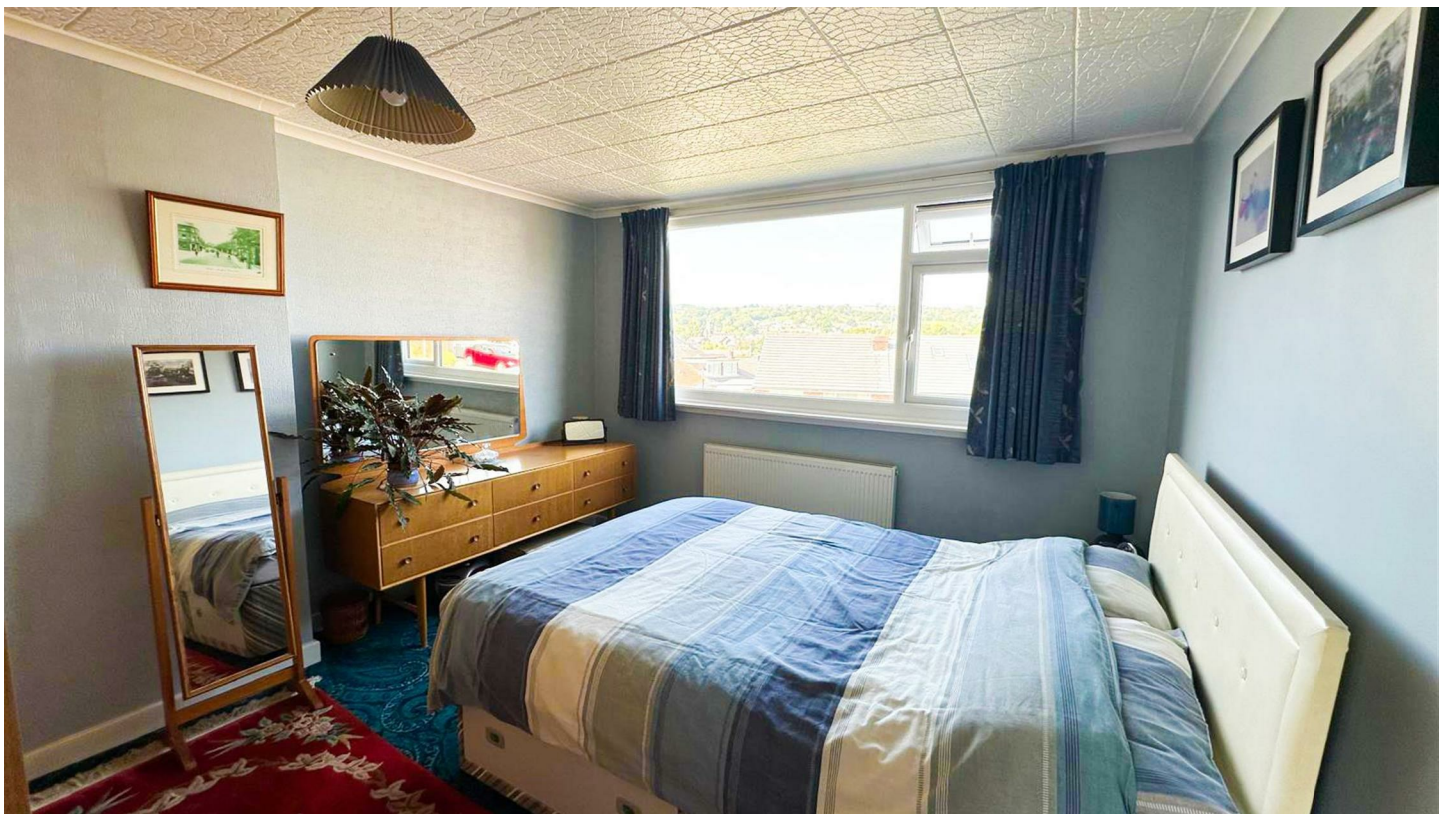
- NO UPPER CHAIN
- THREE BEDROOMS
- DETACHED GARAGE
- GROUND FLOOR SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- SEMI-DETACHED PROPERTY
- PRIVATE DRIVEWAY OFFERING OFF-ROAD PARKING
- GARDENS TO FRONT & REAR
- PERFECT FAMILY HOME
- EXCELLENT TRANSPORT LINKS

12 Craven Avenue, Silsden BD20 0HH

Offered with NO ONWARD CHAIN, this beautifully presented THREE-BEDROOM SEMI-DETACHED HOME enjoys an ENVIABLE POSITION and provides a flexible layout IDEAL FOR A GROWING FAMILY. A block-paved driveway offers AMPLE OFF-ROAD PARKING and leads to a LARGER-THAN-AVERAGE DETACHED GARAGE. The property is further enhanced by WELL-STOCKED GARDENS AT BOTH THE FRONT AND REAR, with seating areas and a SUNNY ASPECT CREATING A PEACEFUL RETREAT.



Council Tax Band: C



PROPERTY DETAILS

Offered with no onward chain, this beautifully presented three-bedroom semi-detached home enjoys an enviable position and provides a flexible layout ideal for a growing family. A block-paved driveway offers ample off-road parking and leads to a larger-than-average detached garage. The property is further enhanced by well-stocked gardens at both the front and rear, with seating areas and a sunny aspect creating a peaceful retreat.

Upon entering the home, you are welcomed into a hallway that leads into a well-appointed dining kitchen. This space features a range of oak base and wall units, integrated appliances, space for a washing machine and pleasant views over the front garden. The sitting room, also overlooking the front, is neutrally decorated and includes a feature fireplace with ornamental tiles and a mahogany surround, complemented by wall lights and a central ceiling light. To the rear, a spacious and private dining room offers a lovely view of the garden, making it perfect for family gatherings or entertaining guests. The ground floor is completed by a recently updated modern shower room with a contemporary three-piece suite, including a corner shower unit with glass doors, laminate tiled flooring and a heated towel rail.

Upstairs, the property offers two generously sized double bedrooms and a good-sized third bedroom. All rooms benefit from ample fitted wardrobes and enjoy far-reaching views over Silsden.

Externally, the home continues to impress. The block-paved driveway provides generous parking, while the front and rear gardens are both beautifully maintained and enjoy a sunny aspect. Laid to lawn with paved patios, mature flower beds and a greenhouse, the gardens are ideal for relaxing or gardening enthusiasts. The detached garage is especially spacious and includes a side pedestrian door for easy access.

Located in a highly sought-after and quiet setting, the property remains conveniently close to local amenities. A newly built primary school is within walking distance and the town centre offers a range of independent shops, cafés, bars and restaurants. A picturesque beck, complete with a waterfall and resident ducks, adds to the town's unique charm. Excellent transport links, including a regular bus service and direct trains to larger business hubs, make this an ideal home for both commuting and leisure.

This charming property truly needs to be seen in person to fully appreciate the space, flexibility, and setting it offers.



Directions

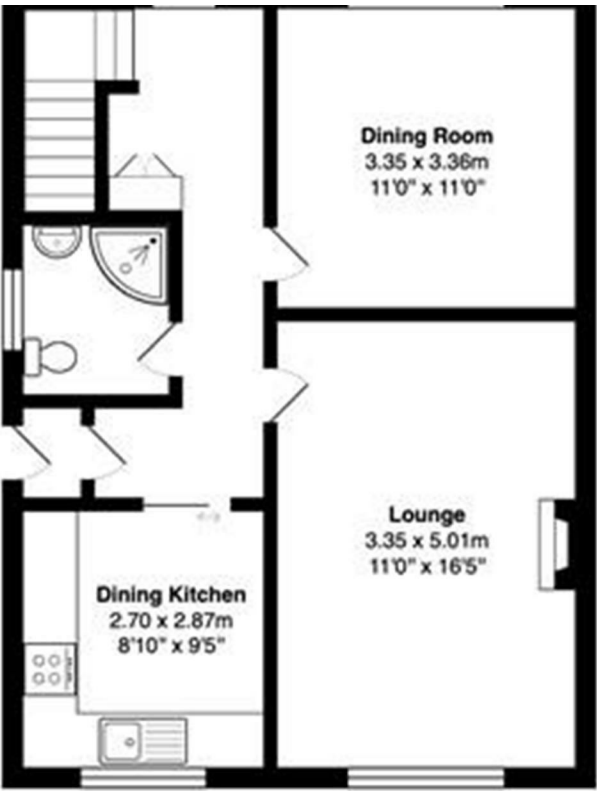
Viewings

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

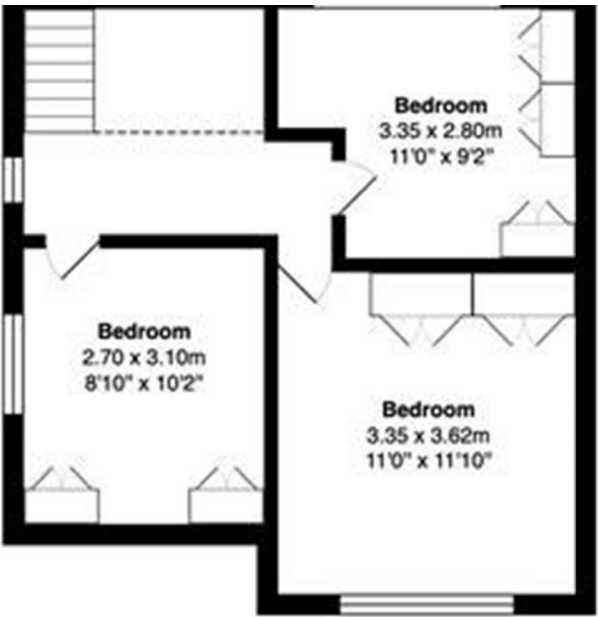
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(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



Ground Floor



First Floor

Total Area: 91.6 m² ... 986 ft²