



Breakmoor Avenue, Silsden, BD20 9PW

Price Guide £450,000

- EXCEPTIONAL DETACHED FAMILY HOME
- AMPLE OFF-ROAD PARKING
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- OPEN PLAN LIVING ROOM & DINING ROOM FLOODED WITH NATURAL LIGHT
- STUNNING COUNTRYSIDE VIEWS
- THREE BEDROOMS
- ADJOINING GARAGE & CARPORT
- BESPOKE KITCHEN WITH GRANITE WORKTOPS
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT-AFTER LOCATION

# Breakmoor Avenue, Silsden, BD20 9PW

A TRULY EXCEPTIONAL FAMILY HOME, this superb THREE-BEDROOM DETACHED RESIDENCE is nestled on a GENEROUS AND BEAUTIFULLY MAINTAINED PLOT that backs directly onto OPEN COUNTRYSIDE. With an idyllic setting that offers a rare BLEND OF TRANQUILLITY AND MODERN LIVING, the property has been a cherished haven for the current owners in which time, it has been TASTEFULLY UPGRADED TO AN IMPECCABLE STANDARD, combining HIGH-QUALITY FINISHES with timeless design throughout.



Council Tax Band: E



## PROPERTY DETAILS

A truly exceptional family home, this superb three-bedroom detached residence is nestled on a generous and beautifully maintained plot that backs directly onto open countryside. With an idyllic setting that offers a rare blend of tranquillity and modern living, the property has been a cherished haven for the current owners over the past 26 years. During that time, it has been tastefully upgraded to an impeccable standard, combining high-quality finishes with timeless design throughout.

There is exciting scope to extend the property to the side, subject to the necessary planning permissions, offering a wonderful opportunity for buyers with vision to shape their dream home. The interior is bathed in natural light, decorated in neutral tones and thoughtfully laid out to provide elegant yet practical living space that feels ready to move into.

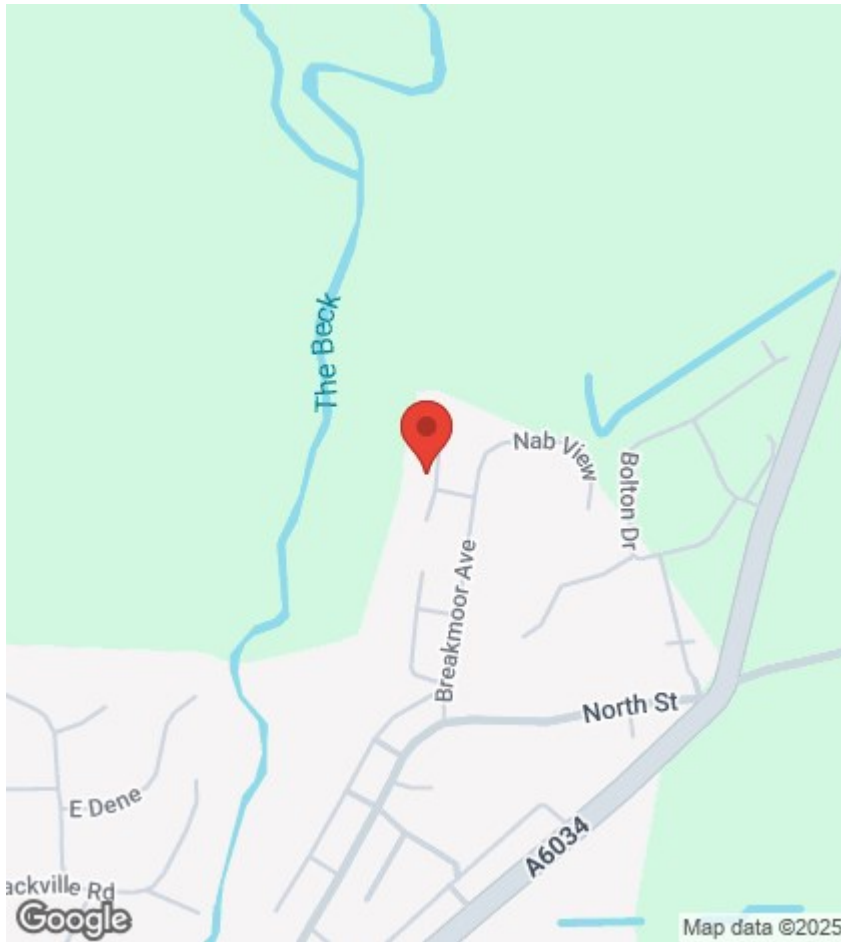
Upon entering, you are welcomed by a spacious entrance hall, beautifully illuminated by natural light and finished with warm wood flooring. At the heart of the home lies a stunning sitting room, where an ornate fireplace creates a striking focal point and French doors frame breathtaking views of the woodland beyond. This tranquil atmosphere flows seamlessly through an open archway into the dining room, which enjoys the same scenic outlook, French doors and continuity of flooring.

The kitchen is a standout feature—bespoke in its design, it offers custom cabinetry, luxurious granite worktops and integrated appliances including a double oven, hob and dishwasher. A window and double doors lead into the conservatory, a serene and versatile space perfect for enjoying peaceful mornings or relaxing afternoons. There is underfloor heating throughout both the kitchen and conservatory which are on separate units.

Upstairs, a spacious landing leads to the master bedroom, where bespoke fitted furniture and sweeping views over the fields create a calming retreat. Two additional well-proportioned bedrooms offer flexibility, whether for family, guests or a dedicated home office. The house bathroom has been appointed to a high standard, providing a spa-like sanctuary with stylish fittings and contemporary finishes. There is also a useful loft space with a pull-down ladder.

Outside, the property is approached via a block-paved driveway that provides ample off-road parking and leads to both a carport and an adjoining garage. The rear garden is beautifully landscaped, complete with a well-kept lawn, trellised fencing and an electric canopy—perfect for entertaining or simply enjoying the uninterrupted countryside views. A greenhouse and timber shed further enhance the garden's appeal, especially for those with a passion for horticulture.

Positioned at the top end of the highly sought-after Breakmoor Avenue, the home enjoys a quiet, tucked-away setting while remaining within easy reach of local amenities. A newly built primary school is just a short walk away and the charming town centre offers an array of independent shops, cafés, bars and restaurants. A picturesque beck, complete with a waterfall and resident ducks, adds to the town's distinctive charm. Excellent transport links, including a regular bus service and direct train connections to larger business hubs, make this property an ideal base for both work and leisure.



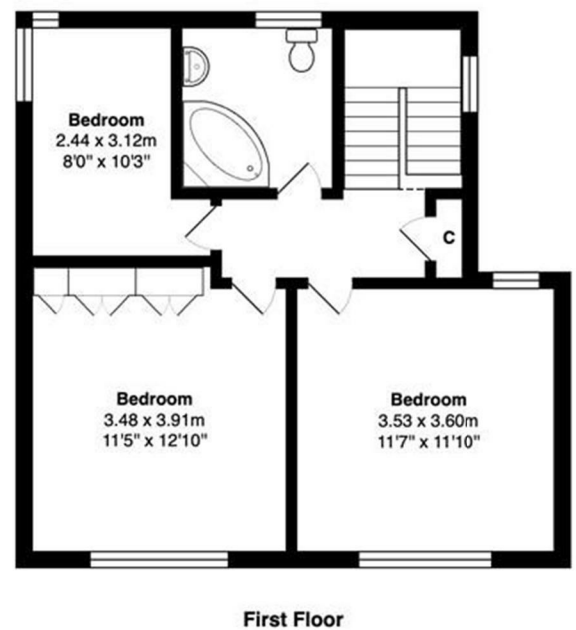
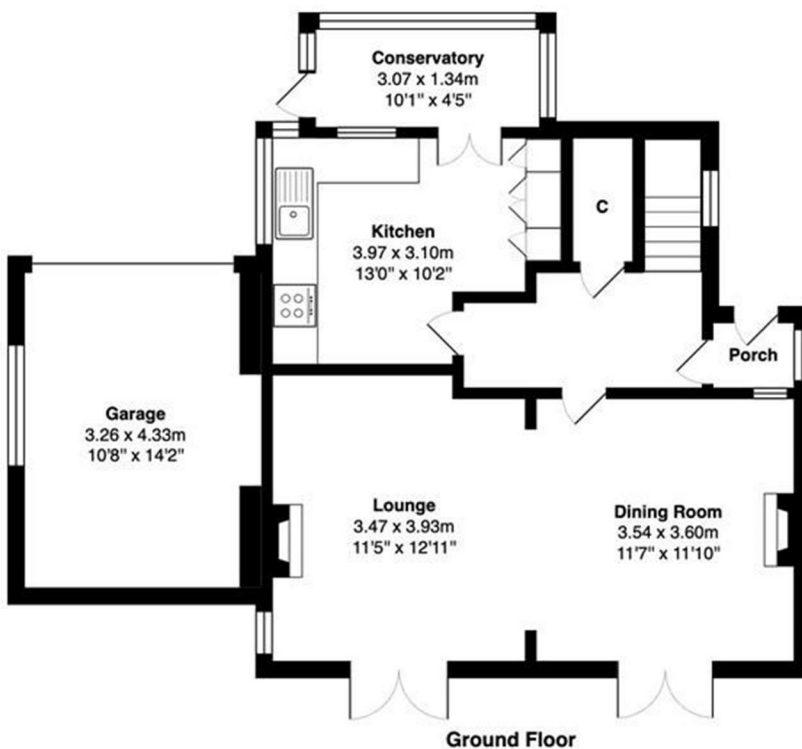
## Viewings

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>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 63      | 80                      |
| (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 |



Total Area: 114.7 m<sup>2</sup> ... 1235 ft<sup>2</sup>  
All measurements are approximate and for display purposes only