



## Beech Grove, Silsden, BD20 0BA

Asking Price £225,000

- DOUBLE FRONTED SEMI DETACHED
- COULD BE EASILY REINSTATED TO THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- EXCELLENT TRANSPORT LINKS
- TWO BEDROOMS
- GENEROUS GARDENS
- MULTI FUEL STOVE
- CLOSE TO LOCAL AMENITIES
- MOVE IN READY

# Beech Grove, Silsden, BD20 0BA

Set within GENEROUS, WELL MAINTAINED GARDENS and offering OFF-ROAD PARKING, this exceptional TWO-BEDROOM, DOUBLE-FRONTED SEMI-DETACHED HOME is truly a rare find.



Council Tax Band: B



## PROPERTY DETAILS

Set within generous, well maintained gardens and offering off-road parking, this exceptional two-bedroom, double-fronted semi-detached home is truly a rare find. Thoughtfully redesigned and completely renovated by the current owners — who transformed it from a three-bedroom into a more spacious two-bedroom layout — this property is ready for immediate occupation, yet with minimal work, could easily be reconfigured back into a three-bedroom home if desired.

Step through the welcoming front door into a bright entrance hall, where an enclosed staircase rises to the first floor. To the left, you'll find the warm and inviting sitting room, flooded with natural light from dual-aspect windows that overlook the surrounding gardens. A charming feature fireplace with a multi-fuel stove forms the heart of the room, complemented by characterful ceiling beams that add a rustic touch.

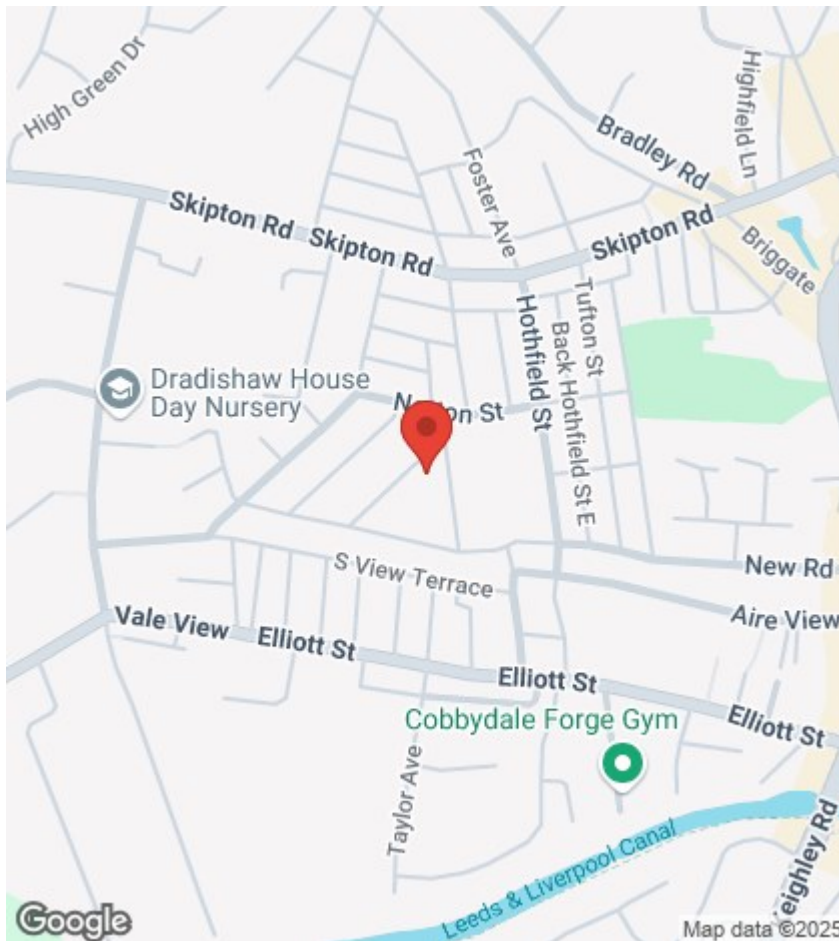
The modern, well-appointed dining kitchen also benefits from dual-aspect windows, creating a bright and airy space perfect for everyday living and entertaining. A door leads directly from the kitchen out to the garden and there is a handy utility cupboard tucked away for added convenience.

Upstairs, a split-level landing leads to the impressive master bedroom — formerly two separate rooms — which boasts dual-aspect views offering delightful glimpses of the rear garden and beyond. The master also enjoys a luxurious en-suite shower room, fitted with contemporary fixtures and finishes. There is a further generously sized double bedroom and a stylish, modern house bathroom, completing the first-floor accommodation.

Outside, the property is positioned on a substantial plot with lush front lawns framed by mature, well-stocked borders. A side path leads to the expansive rear garden, which features a raised terrace perfect for outdoor dining and entertaining, descending to a large, private lawns area and ample parking space.

Beech Grove enjoys a prime location in the heart of the town, just off Skipton Road and a short stroll from a wide range of amenities. The town itself has grown over the years into a vibrant and sought-after community, offering an outstanding newly built primary school, an excellent selection of local shops, supermarkets, bars and restaurants, as well as medical services including doctors and dentists. For commuters, there are superb transport links via both bus routes and a convenient train connection.

If you're seeking a beautifully presented home with generous gardens and the ability to simply move in and start enjoying straight away, this stunning property deserves your immediate attention.



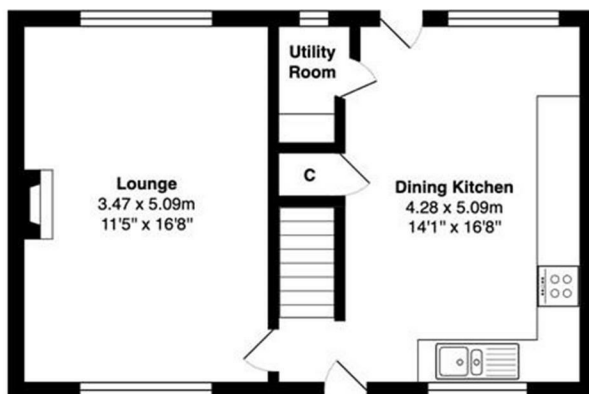
## Viewings

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

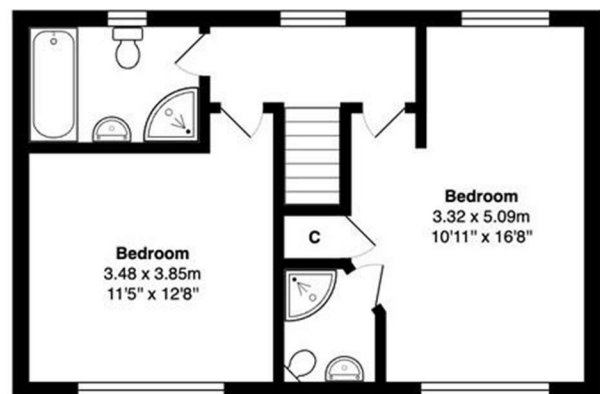
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(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		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 80.6 m<sup>2</sup> ... 867 ft<sup>2</sup>

All measurements are approximate and for display purposes only