



**Brunel Drive, Silsden, BD20 0FH**

**Asking Price £299,950**

- THREE BED SEMI DETACHED
- OFF ROAD PARKING WITH ELECTRIC CHARGING POINT
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- IDEAL FOR A VARIETY OF BUYERS
- SECURE REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- ONE OWNER SINCE BUILT
- THOUGHTFULLY UPGRADED THROUGHOUT



## Brunel Drive, Silsden BD20 0FH

Nestled within a highly sought-after residential development, this beautifully presented three-bedroom semi-detached home offers style, comfort and practicality in equal measure. Owned since new, the property has private parking with an electric charging point and garden to front and rear.



Council Tax Band: C



## PROPERTY DETAILS

Nestled within a highly sought-after residential development, this beautifully presented three-bedroom semi-detached home offers style, comfort and practicality in equal measure. Owned since new, the property has been thoughtfully upgraded both inside and out, showcasing a keen eye for modern design and detail. Perfect for a wide range of buyers, this could easily be the next place you call home.

Step inside and you are welcomed by a light and inviting hallway that immediately sets the tone for the rest of the property. To the right, a sleek downstairs W.C. adds convenience, while to the left, the spacious sitting room boasts a striking picture window and a contemporary wall-mounted feature fire -a perfect space to relax and unwind. An enclosed staircase leads gracefully to the first floor.

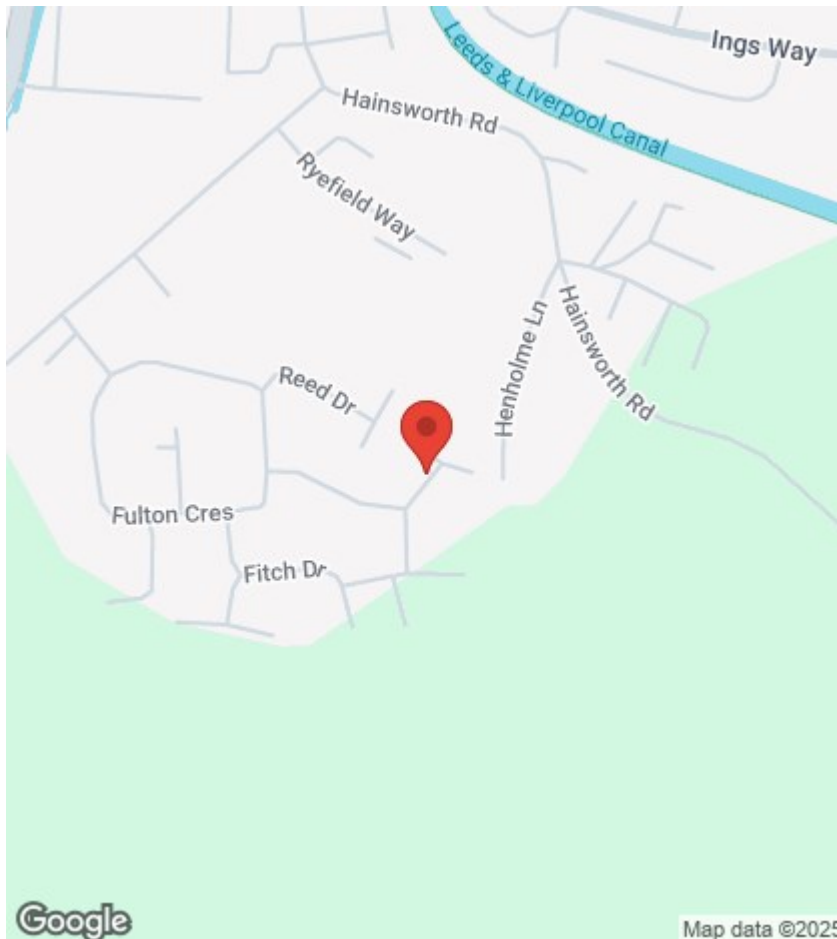
To the rear, the open-plan dining kitchen is a true highlight. With a stylish finish, integrated appliances, elegant flooring and statement lighting, it offers the perfect blend of function and flair. A handy under-stairs storage cupboard ensures practicality, while French doors and rear windows flood the space with natural light and provide a seamless connection to the delightful garden beyond.

Upstairs, a generous landing leads to three well-proportioned bedrooms. The master is beautifully presented, complete with a chic en-suite shower room and built in wardrobes. A further double bedroom and a good-sized single –currently used as a home office, offer versatile living options, while a large built-in cupboard provides additional storage. The house bathroom completes this floor with a three piece white suite including a fitted shower above the bath with glass screen.

Outside, the property continues to impress. The front features an open-plan garden with private side parking for two vehicles, including the benefit of an electric charging point. To the rear, a secure and attractive garden combines a neat lawn, large patio area and decorative pebbled borders, creating a superb setting for family gatherings or summer entertaining.

Positioned at the gateway to the thriving town of Silsden, the location is second to none. With Skipton and Ilkley close by, Silsden offers a welcoming community spirit and a wealth of amenities, from independent shops, cafés and restaurants to essential services such as doctors and dentists. Excellent local schools and strong transport links make the area ideal for families and commuters alike.

For buyers seeking a stylish, well-appointed home within a peaceful development yet close to everyday conveniences, this property deserves to be at the top of your viewing list.



## Viewings

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

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</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 |           |

