



Hawkcliffe View, Silsden, BD20 0BS

Asking Price £299,950

- DETACHED PROPERTY
- BEAUTIFUL LANDSCAPED GARDENS
- STYLISH GARAGE CONVERSION
- MASTER BEDROOM WITH FITTED FURNITURE
- BREATHTAKING VIEWS
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- LUXURIOUS FOUR PIECE BATHROOM
- VERSATILE STORAGE ROOM/WORKSHOP

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Nestled within glorious, landscaped gardens and approached via its own private driveway, this exceptional three-bedroom detached residence truly stands out. Lovingly owned and meticulously maintained for the past 19 years, the property has undergone a full renovation, including a stylish garage conversion that now forms a magnificent kitchen and the addition of a rear driveway.



Council Tax Band: D



PROPERTY DETAILS

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As you step inside, a warm and welcoming entrance hall invites you through to the bright and airy dining room, filled with natural light. A convenient cloakroom and coats cupboard provide practical storage. The heart of the home is the stunning kitchen, thoughtfully designed with integrated appliances, a double ceramic sink and a striking feature ceiling with a Velux window, flooding the space with daylight. The generous sitting room offers both comfort and style, complete with spectacular long-distance views across the hills. Patio doors and an additional rear window lead onto the balcony, seamlessly blending indoor and outdoor living.

An open return staircase ascends gracefully to the first floor, where a feature half-landing with arched window creates a beautiful focal point. Upstairs, the spacious landing leads to the master bedroom, enhanced with contemporary fitted furniture and breathtaking views. Two further double bedrooms ensure ample space for family or guests. The property also boasts a luxurious four-piece bathroom, designed with both elegance and practicality in mind.

Outside, the property continues to impress. To the front, a private driveway, patio seating area, and open-plan lawned garden adorned with fruit trees create a charming approach. Side access leads to an additional enclosed garden with gated driveway, lawn and raised patio – perfect for entertaining. Beneath the balcony sits a versatile storage room/workshop, offering further potential for use.

Perfectly positioned within a highly regarded residential development at the top of Skipton Road, this home enjoys a quiet yet convenient cul-de-sac setting. Silsden itself has blossomed into one of the Aire Valley's most desirable towns, offering a vibrant high street with an array of independent shops, supermarkets, restaurants, coffee houses and welcoming pubs. Families will appreciate the superb local primary school, while excellent commuter links make it ideal for professionals.

Whether you are searching for a family home, a retirement retreat, or a stylish residence for two, this property is a rare gem that ticks every box.



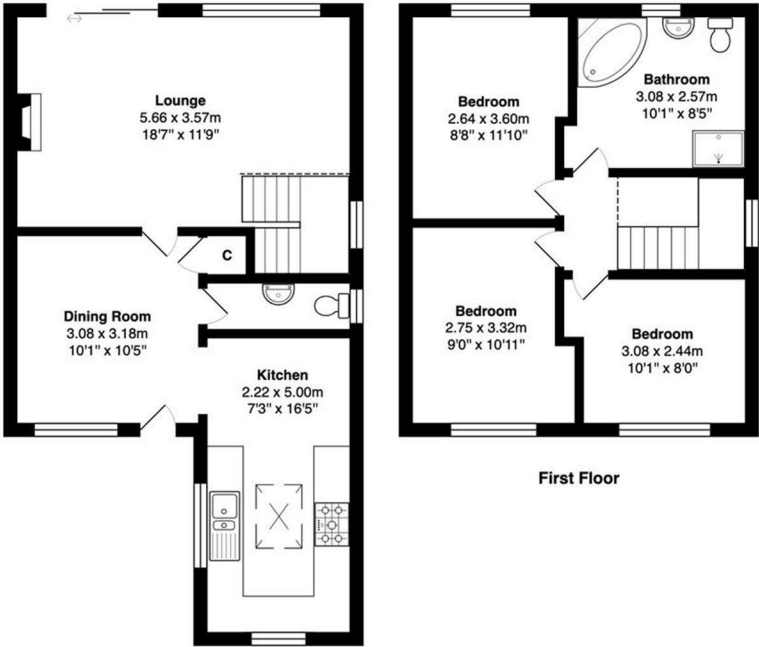
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(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: 86.9 m² ... 935 ft²

All measurements are approximate and for display purposes only