



Breakmoor Avenue, Silsden, BD20 9PW

Asking Price £365,000

- SEMI-DETACHED FAMILY HOME
- LOW MAINTENANCE GARDENS TO FRONT & REAR
- COMPLETE NEW ROOF INSTALLED IN 2023
- USEFUL UTILITY AREA
- MASTER BEDROOM WITH EN-SUITE
- THREE GENEROUS DOUBLE BEDROOMS & 1 SINGLE BEDROOM
- PRIVATE DRIVEWAY & SINGLE GARAGE
- STUNNING OPEN-PLAN DINING KITCHEN
- SPACIOUS LIVING ROOM WITH BAY WINDOW & MODERN FIREPLACE
- BEAUTIFULLY PRESENTED THROUGHOUT

Breakmoor Avenue, Silsden, BD20 9PW

Tucked away on the edge of town, this beautifully presented family home has the perfect blend of style, charm and practicality. Having undergone a high-quality programme of extension and modernisation by the current owners, this home is ready to move straight into and enjoy.

 4  2  1  C

Council Tax Band: C



PROPERTY DETAILS

If you're looking for a beautifully presented family home that blends style, space and practicality, this impressive bay-fronted semi-detached property could be your perfect match. Having undergone a high-quality programme of extension and modernisation by the current owners, including a complete new roof and underfelt in 2023, this home is ready to move straight into and enjoy.

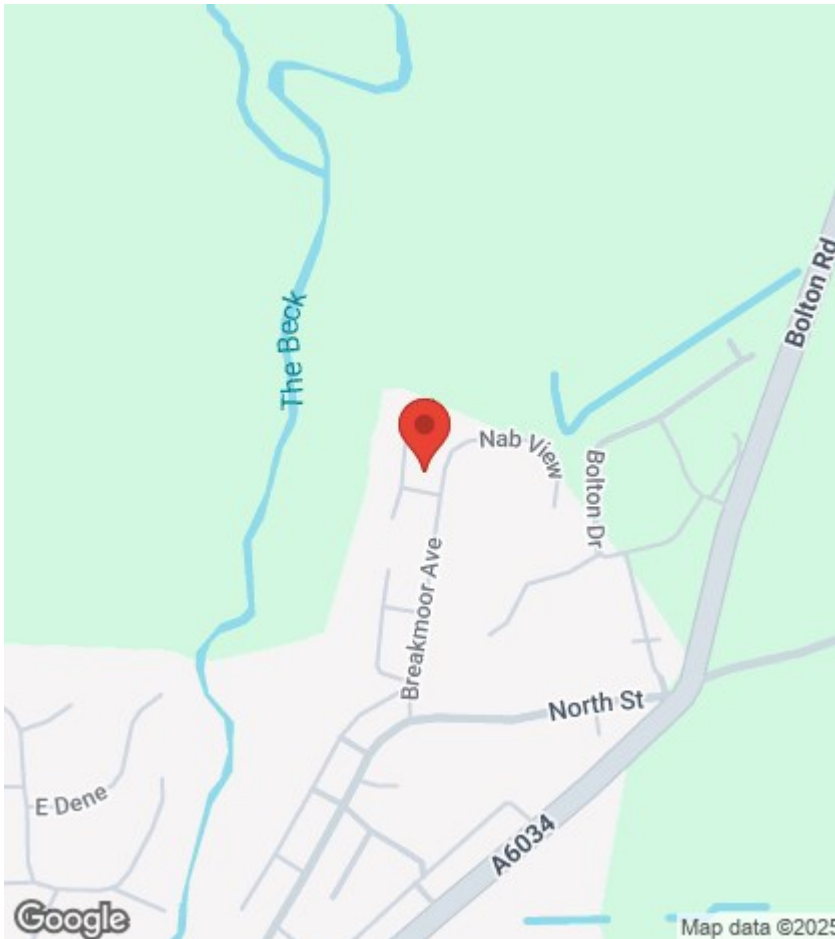
Tucked away on the edge of town, the property combines the charm of a traditional bay-fronted exterior with a bright, contemporary interior. Step inside through the welcoming entrance porch and into a spacious living room, featuring a striking bay window and a modern fireplace that creates a warm, inviting atmosphere — ideal for relaxing evenings with the family.

The open-plan dining kitchen at the rear of the home is a real showstopper. Fitted with sleek, high-gloss units, contrasting worktops and stylish splashbacks, it offers both elegance and practicality. Integrated appliances include an oven with built in microwave, hob, fridge and freezer. There is plumbing for a washing machine in the adjoining utility area which has an integrated dishwasher. The dining area opens through double patio doors onto the rear garden, perfect for entertaining or summer barbecues. The entire space is finished with premium Karndean flooring, giving a seamless and high-end feel throughout.

Upstairs, the property continues to impress with three spacious double bedrooms and a fourth single bedroom — ideal as a home office, nursery or dressing room. The master bedroom features a beautifully designed en-suite shower room, while the stylish family bathroom completes the first floor. Additionally, there is access to a boarded loft with electric via a wooden loft ladder providing ample storage.

Outside, the property enjoys excellent kerb appeal with a well-maintained front garden, a block-paved driveway providing ample off-road parking and access to a single garage. The road to the front is unadopted. To the rear, the enclosed garden offers an artificial lawn and a paved patio area that enjoys plenty of afternoon sunshine — the perfect spot to unwind or host friends and family.

Finished throughout with high-quality materials and modern touches, this gas centrally heated and double-glazed home offers everything a modern family could want — space, style and a superb location. Early viewing is highly recommended to appreciate the attention to detail and finish this property has to offer.



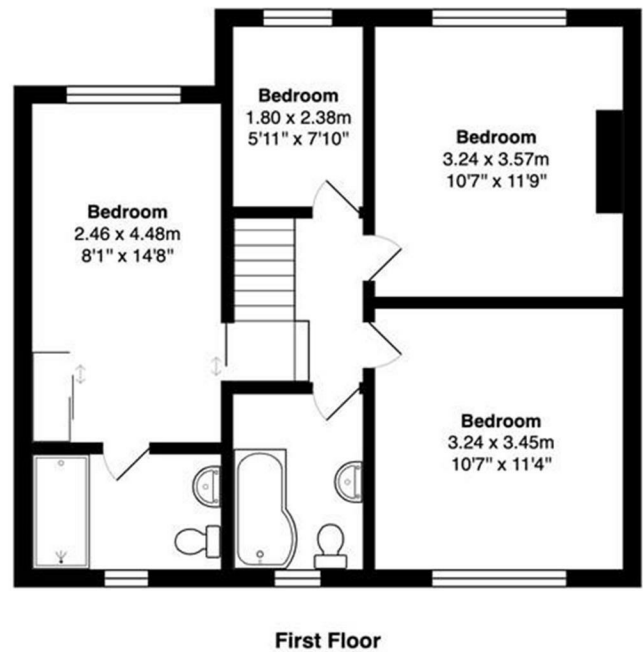
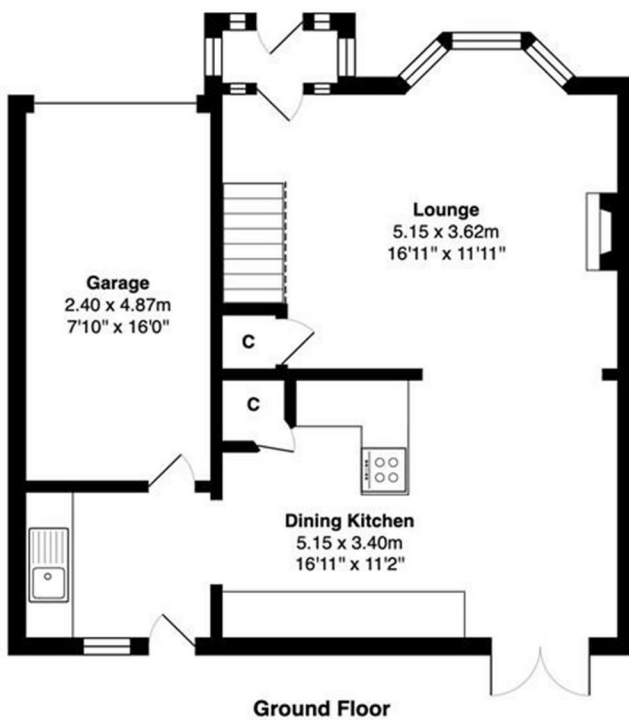
Viewings

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	



Total Area: 109.6 m² ... 1179 ft²

All measurements are approximate and for display purposes only