



Nab View, Silsden, BD20 9PU

Asking Price £295,000

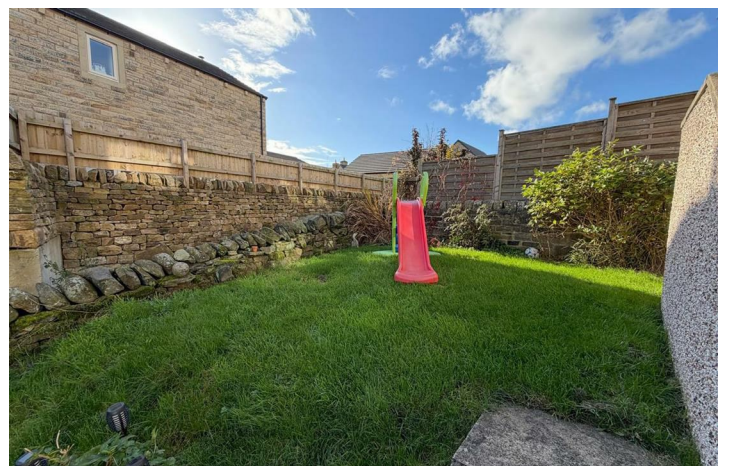
- THREE BED SEMI DETACHED PROPERTY
- GENEROUS SIZED GARDENS
- PURPOSE BUILT GARDEN ROOM
- LARGER THAN AVERAGE PLOT
- PEACEFUL CUL-DE-SAC LOCATION
- TWO GENEROUS DOUBLE BEDROOMS & ONE GOOD SIZED SINGLE
- PRIVATE DRIVEWAY
- WELL PRESENTED THROUGHOUT
- OPEN VIEW TO THE FRONT
- IDEAL FOR A FAMILY

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Nestled in a peaceful cul-de-sac and enjoying attractive open views to the front, this superb three-bedroom semi-detached home offers an ideal opportunity for a growing family. Set within generously sized gardens with off road parking -the property combines space, style and versatility in a sought after residential location.



Council Tax Band: C



PROPERTY DETAILS

Nestled in a peaceful cul-de-sac and enjoying attractive open views to the front, this superb three-bedroom semi-detached home offers an ideal opportunity for a growing family. Set within generously sized gardens, the property combines space, style and versatility in a sought-after residential location. The property has recently been installed with a new boiler this year and also a new fuse box last year, along with majority triple glazing throughout. The current owners have thoughtfully improved the home, replacing the original garage with a purpose-built garden room that serves as a fantastic hobby space, home office or studio whilst also having the potential to be adapted to an independent living area. This flexible building is fully equipped with power and lighting.

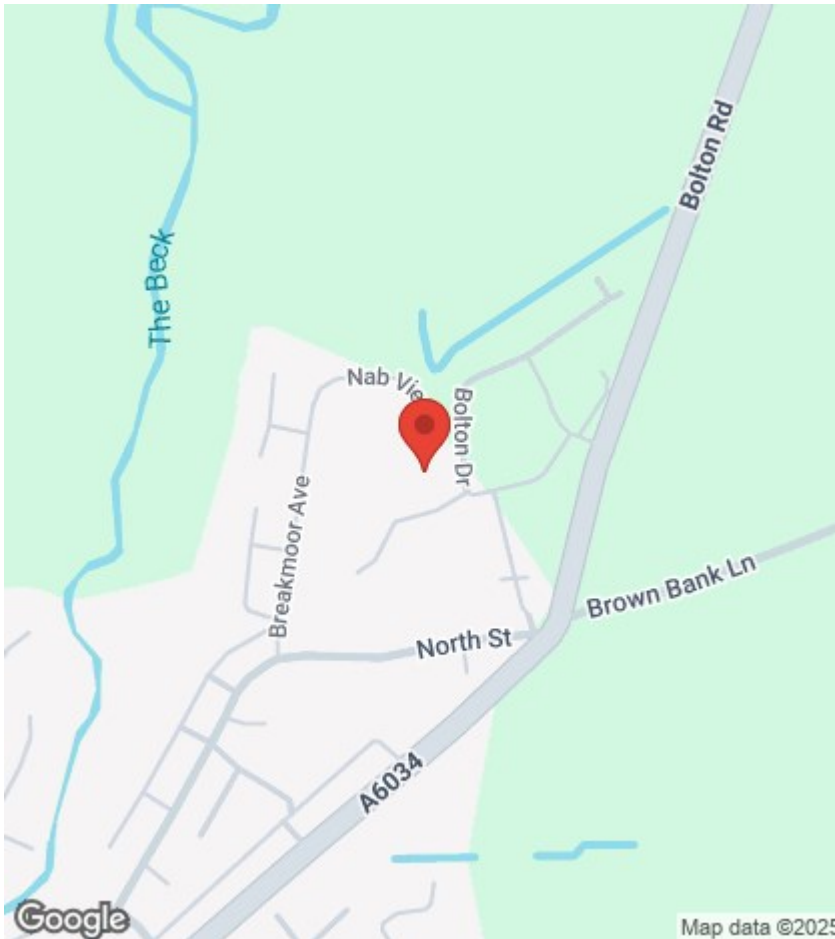
As you enter through the side door, you're welcomed into a spacious entrance porch -perfect for storing coats and shoes. From here, a stylishly appointed cloakroom adds practicality, while the heart of the home lies in the impressive open-plan living/dining kitchen. The kitchen, positioned to the rear, is well-fitted and has existing plumbing for a dishwasher and washing machine. From the kitchen you have direct access to the rear garden -ideal for indoor/outdoor living. The adjoining dining and living area is a bright and welcoming space, enhanced by an open staircase and a charming archway that leads into a separate sitting room. A large picture window frames the lovely front outlook, while a feature freestanding multi-fuel stove adds warmth and character. The walk-in cupboard above the stairs has the potential to put on a staircase for a further bedroom in the attic space and adapt the property from a three bedroom to a four bedroom home.

Upstairs, a generous landing leads to two good sized double bedrooms and a further generously sized single bedroom -all offering ample space with plenty of natural light flowing through. A sleek, modern family bathroom completes this floor.

Outside, the property boasts an open-plan front garden with a private driveway providing off-street parking for multiple vehicles. The enclosed rear garden is beautifully landscaped and south facing offering a fantastic suntrap in sunny weather, it also features a lawn, elevated patio area for entertaining and a lower-level patio complete with a large garden shed. The garden room is a purpose built office/gym space. It has the potential to be adapted to an independent living area with the correct planning permission and the addition of water supply.

Location-wise, Nab View sits at the top of Silsden, a popular and friendly town that appeals to a variety of buyers. Quiet yet highly convenient, it's just a short walk to the vibrant town centre, where you'll find a variety of independent shops, welcoming cafés, restaurants, bars and essential services including supermarkets, a doctor's surgery, dentist and an excellent primary school. Transport links are also superb, with easy access to surrounding towns and cities.

If you're looking for a well-presented family home on a larger-than-average plot in a quiet and convenient location, this delightful property deserves your full attention. The property has been listed for a quick sale which is reflected in the price of this stunning home.



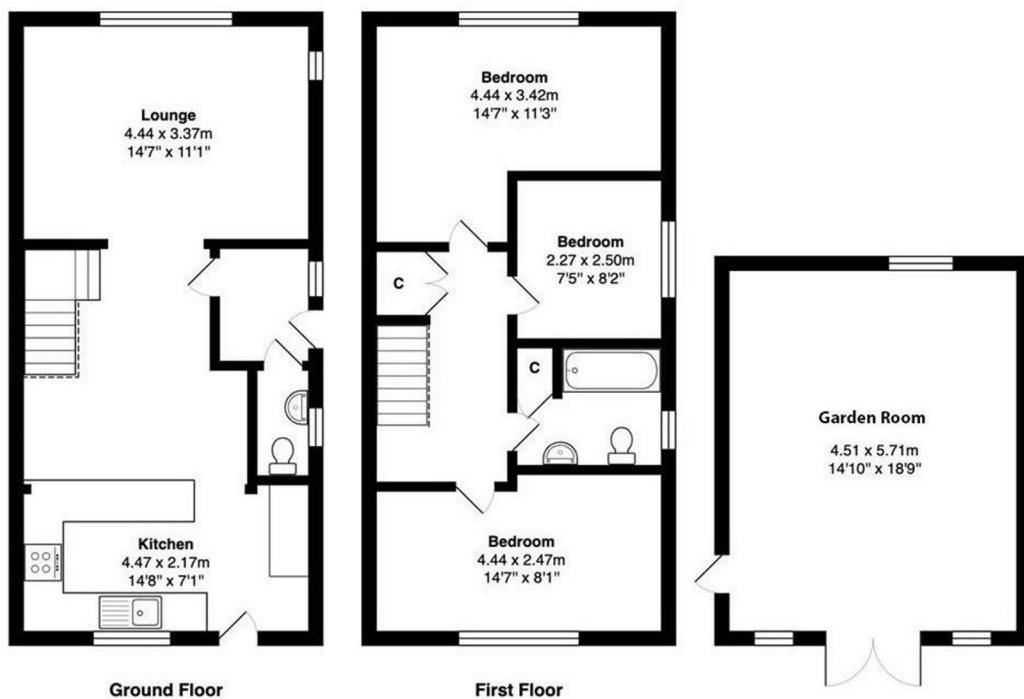
Viewings

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) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 111.6 m² ... 1202 ft²

All measurements are approximate and for display purposes only