



**HUNTERS<sup>®</sup>**  
EXCLUSIVE

Crossfield View, Silsden

Presented to Show Home standards, this meticulously maintained, South facing detached family home is the flagship property on this small development of just 9 stone built houses. The larger part of the property dates back to the 1930's, and was completely renovated and extended in 2016 to provide a modern 2055 square foot home, featuring a spacious open-plan living-dining-kitchen. Further rooms include a utility, home office area, reception vestibule, sitting room, 4 double bedrooms, an en suite shower room and a house bathroom. Boasting fine long distance views across the Aire Valley, and with an attractive easily managed enclosed garden, further lawn area, hard landscaped al-fresco flagged side garden and a large single garage with driveway parking. The house is on the fringe of the village yet a short walk finds you on the Main Street with an abundance of shops, cafes, pubs and 2 supermarkets, and having 2 train stations within 2 miles.

The shaker style German kitchen with granite work surfaces was designed and installed by Ripon Interiors and included a full compliment of Bosch integrated appliances, a large island unit with breakfast bar area, tiled floor and with a handy sized utility room with under-stairs storage cupboard just off. Engineered Oak flooring leads to the living area with feature multi-fuel-stove and ample space for a couple of sofas and a television area. This in turn leads to a dining area with French doors onto the gardens, and fine views across the valley. A snug area is and ideal place to relax and read, again with fine views and with additional light from Velux windows. An open-plan home office area with views and additional light from a Velux window, leads through part-glazed doors into a reception hall, large main entrance vestibule with oak flooring, a cloakroom with modern suite, and an oak staircase rising to the first floor. The spacious sitting room has dual aspect windows plus a side window, a contemporary wall mounted electric fire and ample room for sofas and chairs.

To the first floor, the principal bedroom features fine views, fitted wardrobes and an en suite shower room with tiled floor, quadrant shower enclosure, WC and wash basin. Bedroom 2, is a good sized double, also boasting fine views with dual aspect windows, and has fitted wardrobes. Bedrooms 3 and 4 are again both doubles with fitted wardrobes, with bedroom 4 having dual aspect windows.

The modern house bathroom has the benefit of a bath and a separate shower enclosure, a WC, wash basin, tiled floor and tiled walls. Also with a built-in-cupboard housing an unvented hot water vessel.

Outside:- A tarmac driveway offers parking for 3 vehicles and leads to a larger than standard single garage with roll up door for vehicle access and a separate personnel door, power and lighting, overhead storage areas and a window. Passing down the side of the house, steps lead down to a very useful cellar storage room at circa 11 foot square, with power and lighting. A hard landscaped side garden provides vegetable beds, bin storage and a place to sit and catch the early morning sun. The main garden area is set at the front of the property and comprises a fully enclosed mainly lawned area with well maintained borders, a picket style fence with 2 access gates and a stone flagged patio / al fresco dining area connecting to the living-dining-kitchen via the French doors. A further lawn area is owned by the property just across the private access road to the front, and there is a visitor parking bay adjacent to the property.

All mains services are connected and the property is rated Band G for Council Tax.



## VIEWING ARRANGEMENTS

By Appointment With: Hunters  
Tel: 01756 700544

## OPENING HOURS:

Monday-Friday: 09:00-17:30  
Saturday: 09.00 – 13.00  
Sunday: by appointment only

## THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

2, Crossfield View  
Silsden  
KEIGHLEY  
BD20 9FA

Energy rating

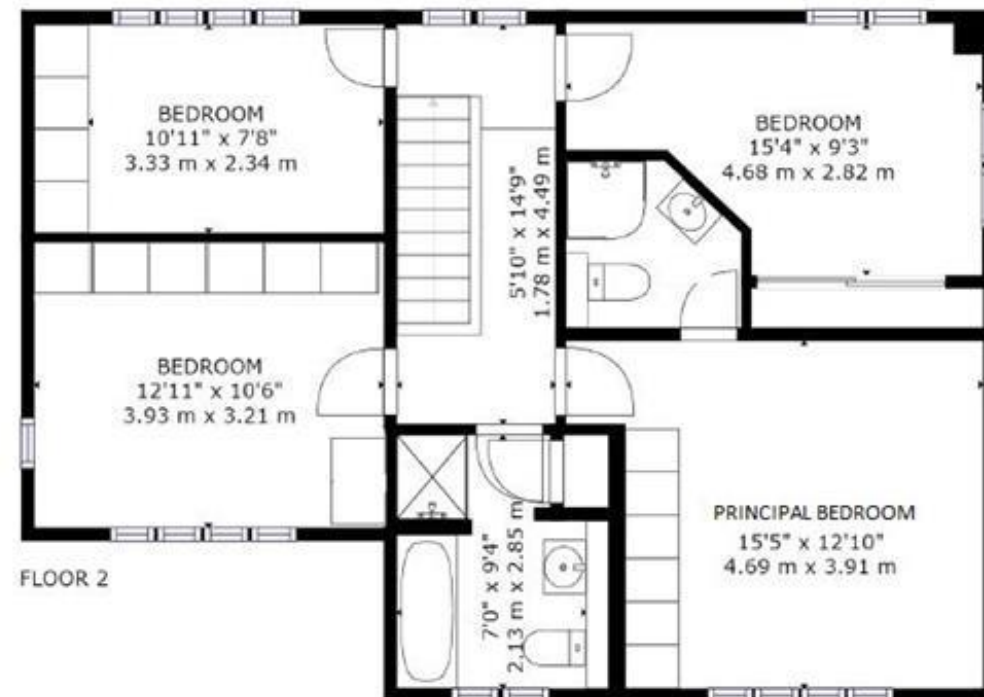
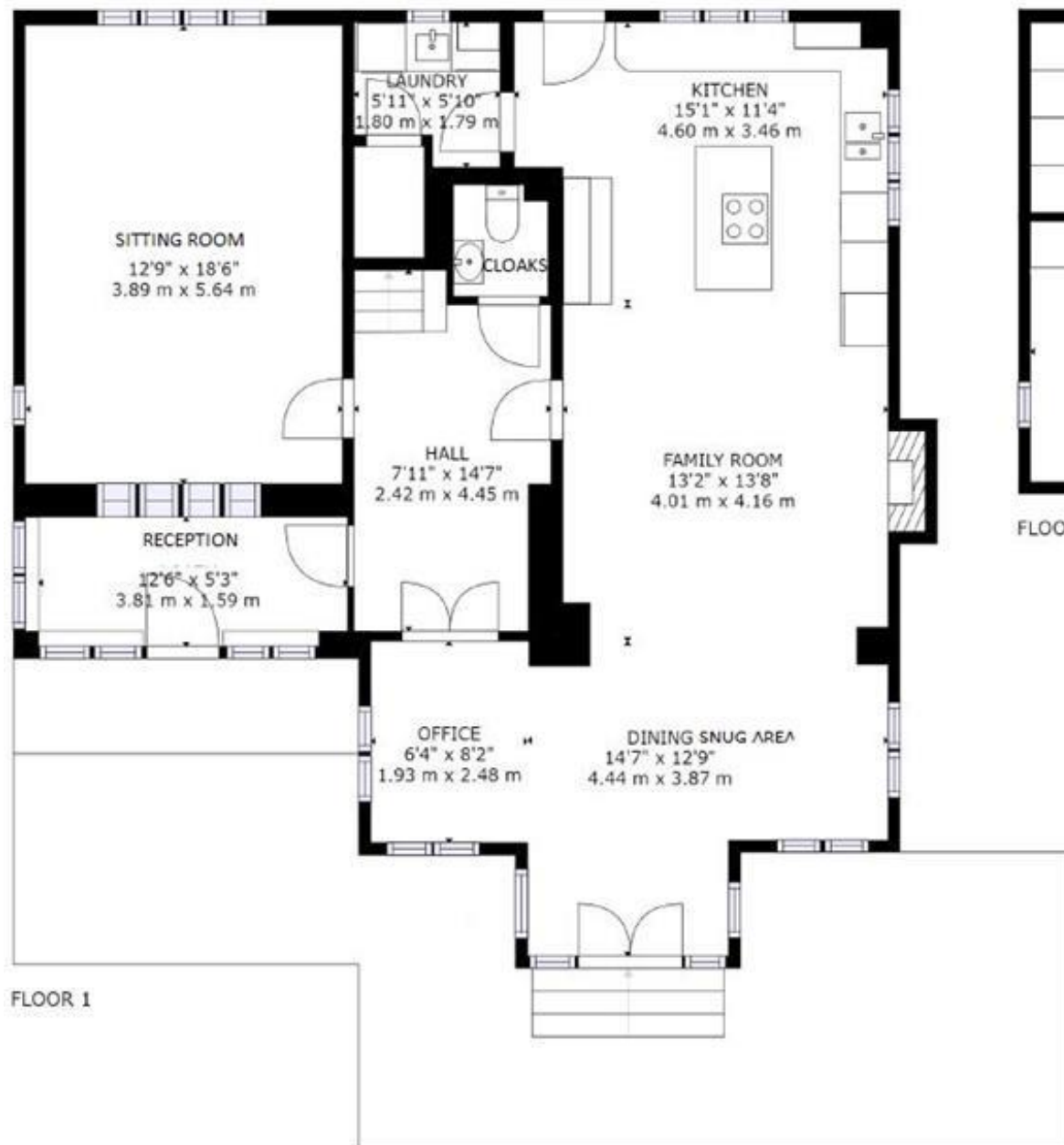
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Valid until

**14 June 2028**

Certificate number

**8001-6354-7529-4897-2683**























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EXCLUSIVE HOMES | EXCEPTIONAL SERVICE