



## Moorview House, Green Avenue, Silsden, BD20 9LD

**Asking Price £299,000**

- NO UPPER CHAIN
- POTENTIAL TO EXTEND OR ADAPT LAYOUT SUBJECT TO RELEVANT PERMISSIONS
- SPACIOUS THROUGHOUT
- LUXURIOUS FOUR-PIECE BATHROOM SUITE
- TRULY EXCEPTIONAL PROPERTY
- FOUR DOUBLE BED STONE BUILT END TERRACE
- PAVED SEATING AREAS TO THREE SIDES
- ORIGINAL CHARACTER FEATURES
- BRAND NEW BOILER WITH FIVE YEAR WARRANTY
- DESIREABLE LOCATION

# Moorview House, Green Avenue, Silsden, BD20 9LD

Nestled proudly at the entrance of the desirable Green Avenue, just off Skipton Road, Moorview House is an impressive double-fronted, stone-built end terrace home that blends period charm with spacious, versatile living. This substantial four-bedroom property is set over four floors and offers expansive accommodation, making it an ideal purchase for families, professionals or anyone seeking a character home with modern comforts.



Council Tax Band: B



## PROPERTY DETAILS

### Moorview House – A Grand and Characterful Stone-Built Residence

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From the moment you arrive, the home's commanding presence and wealth of original features are immediately apparent. Step through the charming side entrance into a welcoming hallway, where original Victorian floor tiles and an open staircase set the tone for the rest of this beautiful home. Large windows on either side fill the space with natural light.

To the left, you'll find an elegant sitting room, boasting a recessed fireplace, intricate ceiling cornicing, an original ceiling rose and picture rail — all complemented by oak-effect flooring and dual-aspect windows that provide plenty of light and views across the front and side of the property.

To the right of the hallway lies the spacious living/dining room, equally rich in character with its delph rack and recessed fireplace. This inviting space is perfect for family gatherings or entertaining guests and leads directly down to the lower ground floor.

The breakfast kitchen is both modern and well-appointed, featuring contemporary units and generous worktop space. A stable door provides direct access to the rear of the property, while the breakfast area offers a bright, relaxed setting for morning coffee or casual meals. There is potential to extend the kitchen into the rear yard subject to the relevant permissions or alternatively open up into the dining room to create a generous dining kitchen which would serve as an excellent space for entertaining guests. The property has also recently had a brand new high-end boiler which comes with a five year warranty.

There is fantastic scope to extend the kitchen into the rear yard, creating a stunning open-plan space, perfect for everyday living and entertainment.

The lower ground floor presents fantastic potential, with painted and plastered walls, a front elevation window, and the flexibility to create a home office, playroom, gym, potential cinema room or additional living space to suit your needs.

On the first floor, a split-level landing leads to two generous double bedrooms. The front-facing principal bedroom enjoys dual-aspect windows and breath-taking long-distance views across the surrounding moorland. Due to the size of this room and subject to the correct permissions, there may be the opportunity to create a modern en-suite/shower room if desired. The second bedroom is equally spacious and well-lit, with similar scenic views.

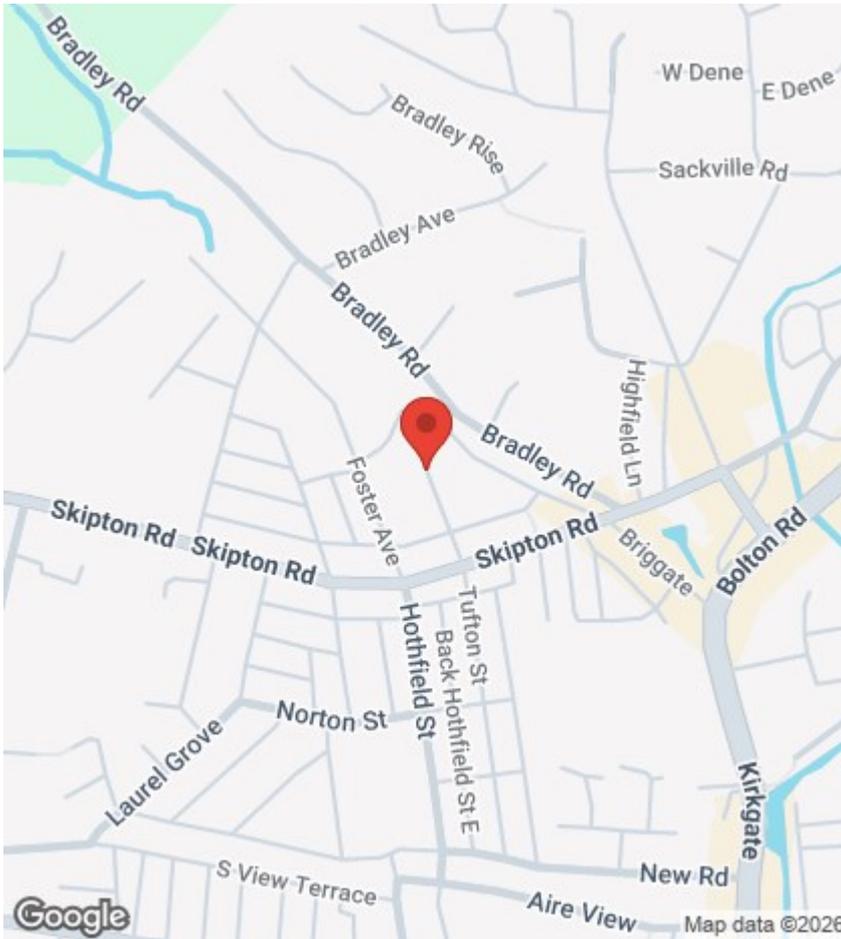
The store on this level could also lend itself to being an en-suite to the second bedroom, should this be required. A few steps down from the landing lead to a luxurious four-piece bathroom suite, beautifully styled and ideal for relaxing after a long day.

The second floor reveals two further large double bedrooms, each with unique ceiling features and elevated views that stretch for miles – perfect for older children, guests or as additional workspaces.

Outside, Moorview House benefits from low-maintenance, paved seating areas that wrap around three sides of the property, offering private corners for outdoor dining or simply enjoying the fresh Yorkshire air. The stone mullion walls which surround the property on two sides have been fitted with powder coated steel Heritage style railings for a perfect finish and aesthetically pleasing look, which also provide practical safety and protection.

Situated just a short stroll from the heart of Silsden, this superb home enjoys easy access to a wide range of local amenities, including shops, cafes, recreational facilities and highly regarded schools, doctors and dental practices. Silsden itself is a thriving and friendly town, popular with a broad mix of residents. Excellent transport links ensure convenient access to nearby business hubs and larger towns.

For those seeking a spacious, character-filled home in a convenient and picturesque location, Moorview House is a truly exceptional opportunity.



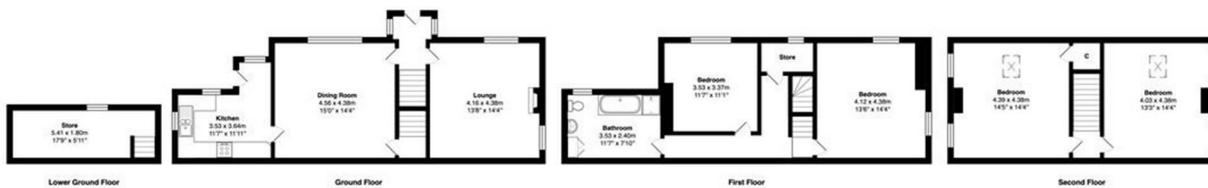
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 160.9 m<sup>2</sup> - 1732 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.