



Hackworth Close, Silsden, BD20 0FP

Asking Price £340,000

- NO UPPER CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- NOTABLY LARGE PLOT
- DOUBLE FRONTED DETACHED PROPERTY
- GARDENS TO FRONT, SIDE & REAR
- MASTER BEDROOM WITH EN-SUITE
- TASTEFULLY DECORATED THROUGHOUT

Hackworth Close, Silsden BD20 0FP

With its enviable position, generous plot, beautifully presented accommodation, stylish contemporary finish and the significant advantage of no upper chain, this is a home that deserves to be viewed to be fully appreciated. Early viewing is strongly recommended.



Council Tax Band: D



PROPERTY DETAILS

Occupying a particularly generous plot and proudly positioned at the forefront of this highly regarded residential development, this impressive double-fronted detached home offers a wonderful combination of style, space and modern family living. Beautifully presented throughout, the property has been thoughtfully upgraded and tastefully decorated by the current owners, creating a sophisticated yet welcoming home that is ready to move straight into.

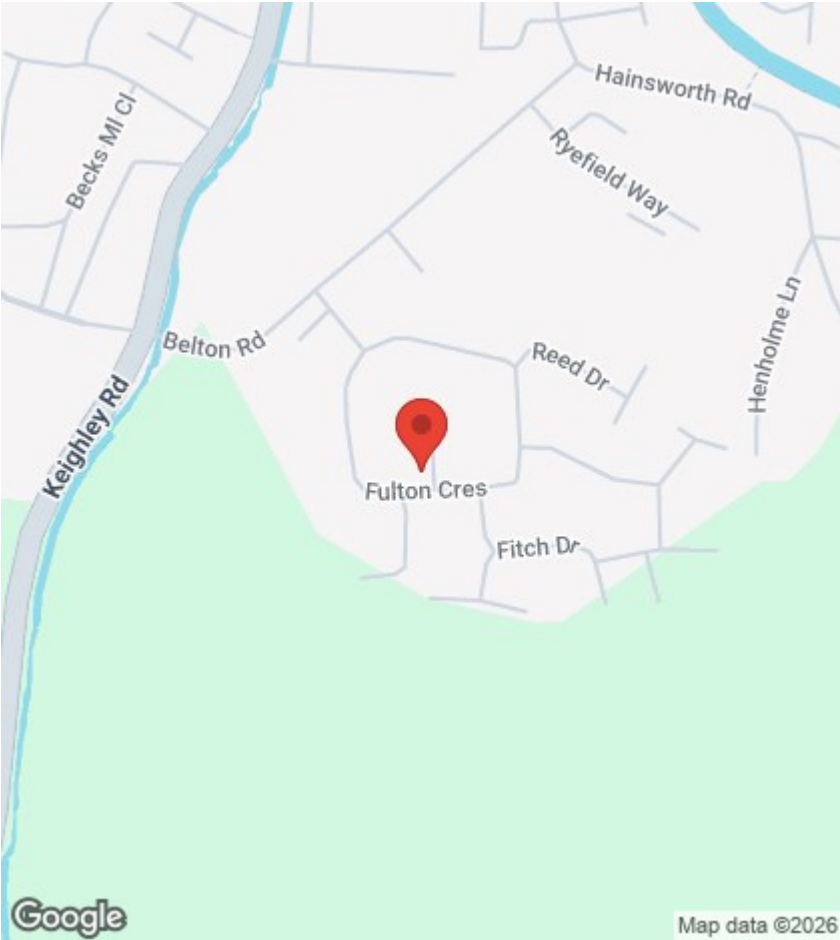
From the moment you arrive, the property's striking double-fronted appearance and unusually generous gardens immediately set it apart. A welcoming entrance hall with attractive open staircase provides an impressive first glimpse of the quality on offer, together with useful storage and a stylish contemporary cloakroom. The bright and airy sitting room enjoys a superb dual aspect to the front and side, allowing natural light to flood the room and creating a wonderfully relaxed space in which to unwind.

At the heart of the home is the superb dining kitchen -undoubtedly the showpiece of the property. Beautifully appointed with an extensive range of contemporary units and integrated appliances, it provides the perfect environment for both everyday family life and entertaining. French doors open directly onto the side garden, effortlessly connecting the inside with the outside and creating the ideal setting for summer dining and social occasions.

Upstairs, a generous landing leads to three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of its own en-suite shower room. A further spacious double bedroom, useful third bedroom and beautifully appointed family bathroom complete the accommodation, while access to the loft provides valuable additional storage.

The outside space is a particular highlight. Set on a larger-than-average plot for the development, the property enjoys generous open-plan lawns to the front and side, a private fenced side garden and excellent off-road parking -a combination that is increasingly difficult to find with modern detached homes.

The location is equally appealing. Situated within one of Silsden's most sought-after modern developments, the property is surrounded by attractive, high-quality homes and is conveniently positioned for the town centre. The charming Main Street is just a short stroll away, with its picturesque beck, waterfall and resident ducks adding to the village atmosphere. Silsden offers an excellent blend of traditional character and everyday convenience, with an appealing selection of independent cafés, bars, restaurants and local amenities, together with excellent transport links by road, bus and rail. The area is also particularly popular with families, being served by a well-regarded primary school.



Viewings

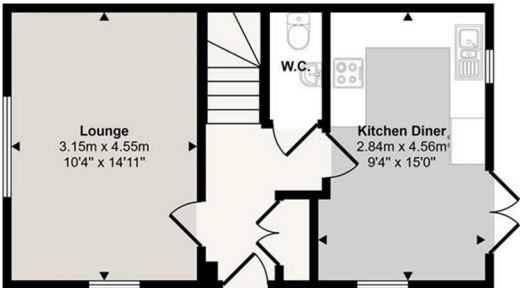
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

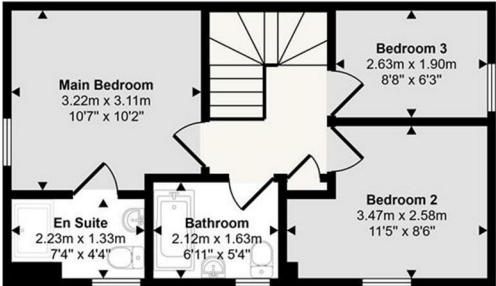
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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	

Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.