



Bolton Drive, Silsden, BD20 9FN

Asking Price £429,950

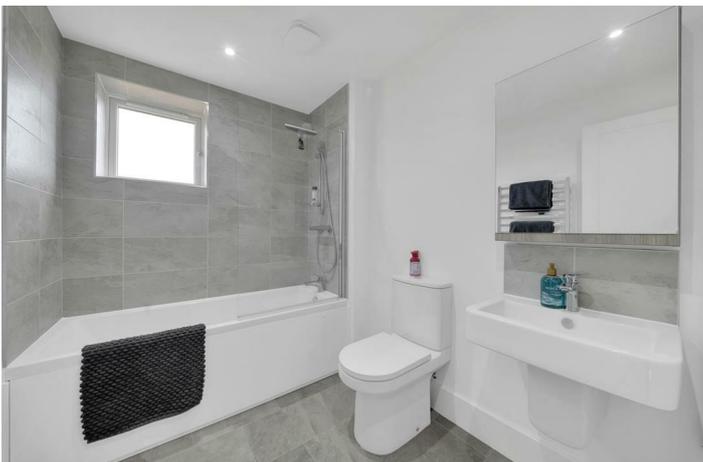
- STONE-BUILT SEMI-DETACHED PROPERTY
- SUBSTANTIAL PLOT WITH LANDSCAPED GARDENS
- ARRANGED OVER THREE FLOORS
- SITTING ROOM WITH BUILT-IN MEDIA UNIT
- GROUND FLOOR W.C
- THREE DOUBLE BEDROOMS
- AMPLE OFF-ROAD PARKING & SINGLE GARAGE
- OPEN-PLAN LIVING, DINING & KITCHEN AREA
- MASTER SUITE & LUXURY EN-SUITE OCCUPYING THE ENTIRE SECOND FLOOR
- BEAUTIFULLY PRESENTED THROUGHOUT

Bolton Drive, Silsden BD20 9FN

Standing proudly within an exceptionally generous plot, this impressive stone-built, three double bedroom semi-detached home forms part of an exclusive development crafted by renowned local builders, Skipton Properties Ltd. Owned from new, the current owner has upgraded the property to the highest standard including bespoke landscaping, creating a home of outstanding quality and style throughout.



Council Tax Band: D



PROPERTY DETAILS

Standing proudly within an exceptionally generous plot, this impressive stone-built, three double bedroom semi-detached home forms part of an exclusive development crafted by renowned local builders, Skipton Properties Ltd. Owned from new, the current owner has invested approximately £40,000 in premium upgrades and bespoke landscaping, creating a home of outstanding quality and style throughout.

Designed with contemporary living in mind, the spacious accommodation is thoughtfully arranged over three floors, crowned by a magnificent master suite occupying the entire top level. Early viewing is highly recommended to truly appreciate the space, finish and attention to detail that lies beyond the front door.

Upon entering, you are welcomed by a bright and spacious entrance hall featuring an elegant open staircase rising to the first floor. The ground floor is beautifully finished with stylish herringbone flooring, complemented by a useful understairs storage cupboard and a luxurious cloakroom.

The hallway flows seamlessly into the stunning open-plan living, dining and kitchen area — a light-filled space enhanced by front elevation windows and rear French doors with matching side panels that open directly onto the landscaped garden. The contemporary kitchen is fitted with high-quality integrated appliances and feature lighting, while the dining area also benefits from statement lighting that creates a warm and inviting ambience. The sitting area is centred around a bespoke built-in media and display unit, adding both practicality and a striking design feature.

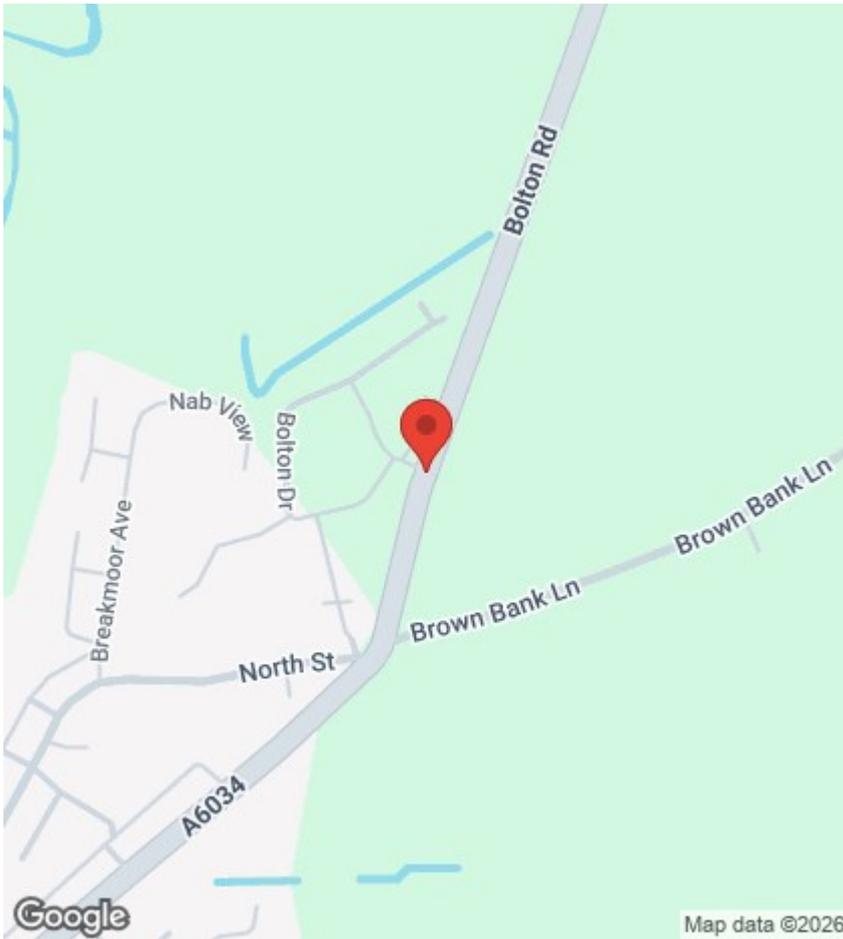
To the first floor, a spacious landing leads to an inner hallway with access to the second floor. Bedroom Two enjoys pleasant views and features bespoke contemporary fitted furniture. Bedroom Three is equally impressive, showcasing a feature ceiling with two Velux windows that flood the room with natural light. Completing this level is a stylish three-piece house bathroom, finished to a high standard and incorporating a bespoke mirrored cabinet.

The second floor reveals the truly magnificent master suite. With feature high ceilings and windows to both the front and rear elevations, this serene retreat enjoys fabulous views and an abundance of natural light. Bespoke contemporary fitted furniture enhances the space, while the luxury en suite shower room provides a refined and indulgent finish.

Externally, the property occupies a substantial plot that has been professionally landscaped to create a beautiful and private setting. A tree-lined driveway provides ample off-street parking and leads to a detached single garage with power, lighting, an electric door and rear access. The rear garden is a true oasis — thoughtfully designed for relaxation and entertaining — with paved seating areas, a built-in BBQ and a carefully curated selection of mature shrubs and planting.

Situated on Bolton Drive, at the upper end of Bolton Road, the property enjoys a desirable position on the fringe of the popular town of Silsden. Ideally located midway between Skipton and Ilkley, Silsden offers excellent commuting links to major business centres and surrounding towns and villages. The town itself boasts a well-regarded primary school, a variety of everyday shops and an abundance of recreational facilities — a visit quickly reveals why it has become such a sought-after hotspot.

For those seeking a luxurious home where no expense has been spared and with gardens that truly impress, this exceptional property could be the perfect choice.



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		86	
(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	



Total Area: 137.6 m² ... 1482 ft²
 All measurements are approximate and for display purposes only