



Croft Field, Silsden, BD20 0NA

Offers In The Region Of £390,000

- DETACHED PROPERTY
- OFF ROAD PARKING
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOMS
- SUNNY REAR GARDEN
- RECENTLY INSTALLED KITCHEN
- IMMACULATELY PRESENTED THROUGHOUT

Croft Field, Silsden, BD20 0NA

An exceptional modern, four bedroom detached residence, beautifully positioned within a highly sought-after and established cul-de-sac setting, offering the perfect balance of peace, privacy and convenience.



Council Tax Band: E



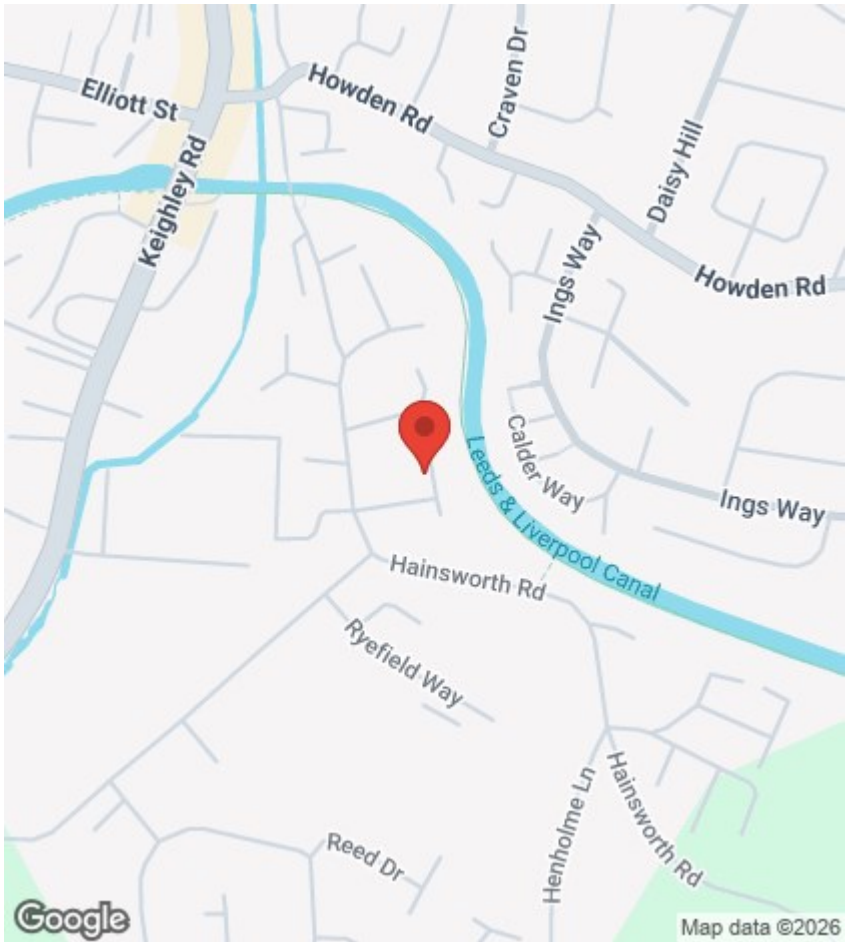
PROPERTY DETAILS

An exceptional modern detached residence, beautifully positioned within a highly sought-after and established cul-de-sac setting, offering the perfect balance of peace, privacy and convenience. Tucked away from the bustle of the town centre, the property enjoys a tranquil setting whilst remaining within easy reach of an excellent range of local amenities including shops, restaurants, highly regarded primary schools, doctors and dental surgeries. Perfectly placed for commuters, the area benefits from excellent road, rail and bus links connecting to the major business centres of West Yorkshire and East Lancashire, with the picturesque market towns of Ilkley, Skipton and Keighley all just a short drive away.

Immaculately presented throughout, this impressive family home offers spacious centrally heated and double glazed accommodation designed for modern living. A welcoming entrance hall with cloakroom leads through to a superb open plan lounge and dining area, ideal for both relaxing and entertaining. The heart of the home is undoubtedly the recently installed high-quality Wrens fitted kitchen, beautifully appointed with contemporary fittings and seamlessly flowing into a generous utility area with internal access to the garage. Bi folding doors open out to the garden area seamlessly connecting both spaces.

The property boasts four well-proportioned bedrooms, including an en-suite shower room (which is in need of a little modernisation) to the principal bedroom, together with a modern family bathroom. In addition, a versatile loft studio area accessed via a pull-down ladder provides the perfect space for a home office, hobbies room or occasional retreat.

Externally, the property continues to impress with a mature and beautifully stocked sunny rear garden, creating a wonderful private outdoor sanctuary complete with pergola and storage shed. A half garage and excellent on-site parking further enhance the practicality of this outstanding home. Offering space, style and a superb location, this truly is a property that must be viewed to be fully appreciated.



Viewings

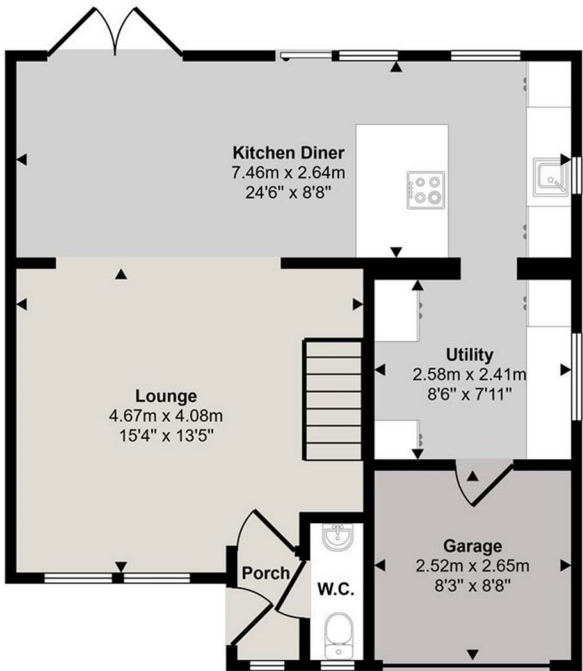
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

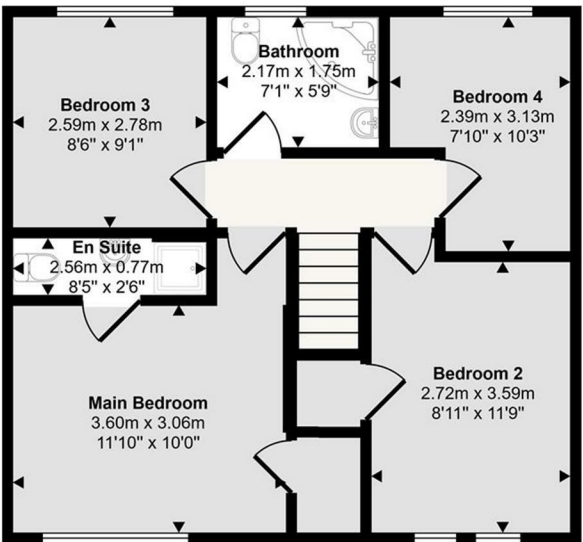
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(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
108 sq m / 1162 sq ft



Ground Floor
Approx 57 sq m / 609 sq ft



First Floor
Approx 51 sq m / 553 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.