



Hayhills Road, Silsden, BD20 9NE

Asking Price £287,500

- NO UPPER CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- DOUBLE GLAZED
- CLOSE TO AMENITIES
- BEAUTIFULLY PRESENTED DETACHED PROPERTY
- OUTDOOR ENTERTAINING SPACE
- EPC RATING A
- WOOD-BURNING STOVE
- EXCELLENT TRANSPORT LINKS

Hayhills Road, Silsden, BD20 9NE

This beautifully presented modern detached home offers stylish and thoughtfully designed accommodation arranged over three floors. Featuring a superb open-plan living space, a private principal bedroom occupying the entire second floor, attractive low-maintenance outdoor space, private off-road parking and an impressive Energy Performance Certificate Rating of A.



Council Tax Band: B



PROPERTY DETAILS

This beautifully presented modern detached home offers stylish and thoughtfully designed accommodation arranged over three floors. Featuring a superb open-plan living space, a private principal bedroom occupying the entire second floor, attractive low-maintenance outdoor space, private off-road parking and an impressive Energy Performance Certificate Rating of A, the property is ideally positioned within easy walking distance of Silsden town centre and its excellent range of amenities.

Constructed only a few years ago and further enhanced by the current owners, the property combines modern comfort with practical, low-maintenance living. Additional insulation has been installed to the walls, floors and ceilings, helping to create a warm and energy-efficient home throughout the year, while the centrally positioned wood-burning stove provides both a charming focal point and an additional source of warmth during the colder months.

At the heart of the home is a bright and sociable open-plan kitchen, dining and living area, designed to maximise both space and functionality. The contemporary kitchen provides ample storage and preparation space, while the adjoining dining and seating areas offer plenty of room for everyday family life, entertaining guests or relaxing at home.

Patio doors open directly onto the rear outdoor entertaining space, creating an easy connection between inside and out. A welcoming entrance porch provides a practical boot-room style space with storage for coats and shoes.

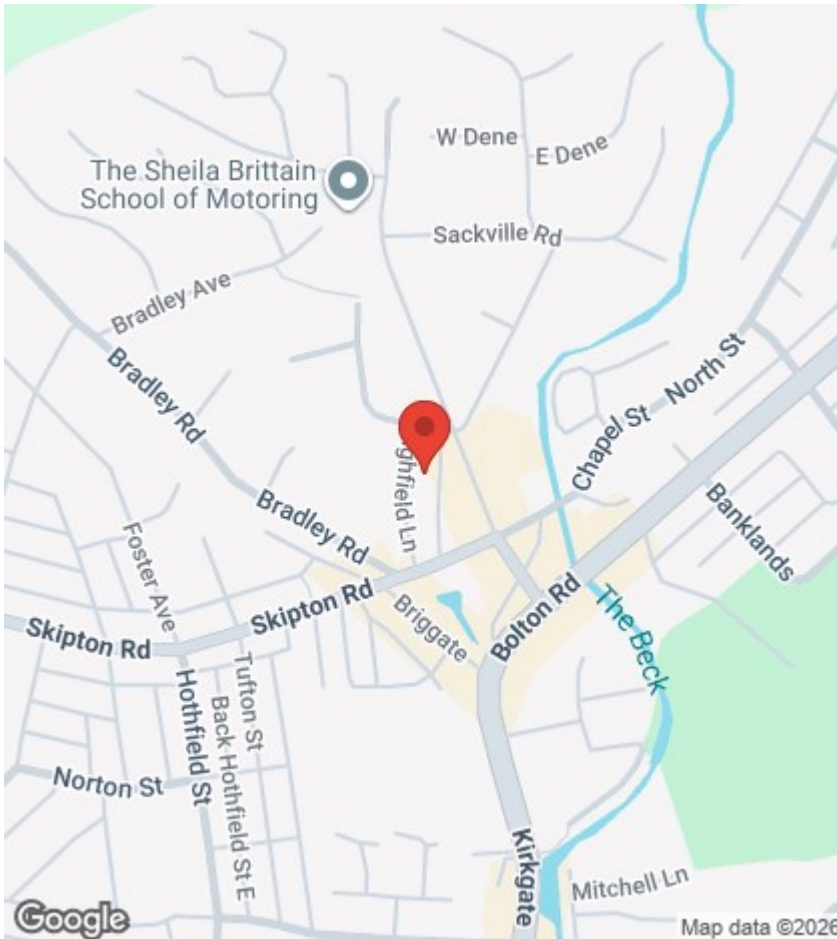
There is also a useful under-stairs storage cupboard with existing plumbing connections, providing the potential to create a convenient ground-floor cloakroom/WC should a future purchaser wish to do so. The first floor provides two well-proportioned bedrooms alongside a stylish contemporary house bathroom, complete with both bath and shower facilities. The bedrooms offer excellent flexibility and could accommodate children, guests or alternatively provide space for a home office, nursery or dressing room. Occupying the entire second floor, the principal bedroom is undoubtedly one of the property's standout features. Generously proportioned and wonderfully private, it creates a peaceful retreat away from the remainder of the accommodation, with useful storage and plenty of space to incorporate a dressing or workspace area if desired.

Externally, the property benefits from private off-road parking to the front, while to the rear is an attractive and fully enclosed outdoor entertaining space. Designed with ease of maintenance in mind, it provides an ideal setting for summer dining, entertaining, relaxing in the sunshine or simply enjoying some private outdoor space without the upkeep associated with a larger traditional garden.

With an excellent EPC Rating of A, enhanced insulation and modern construction, energy efficiency is another significant advantage of the home. Combined with the wood-burning stove, these improvements have been designed to create a comfortable living environment throughout the seasons while helping to keep ongoing running costs manageable.

Offered with no onward chain, the property would make an excellent choice for professionals, couples, downsizers or smaller families looking for a beautifully finished home that can be moved straight into without the maintenance demands of an older or larger property.

The location adds further appeal, with Silsden town centre within comfortable walking distance, placing the Co-op supermarket, independent shops, cafés, restaurants, bars and everyday amenities close at hand. Regular bus services, local schools and excellent transport connections are also readily accessible, making this an extremely convenient base while retaining the welcoming community feel for which Silsden is so well known.



Viewings

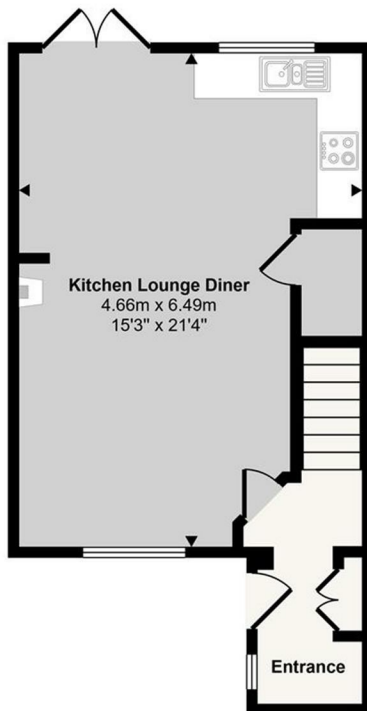
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

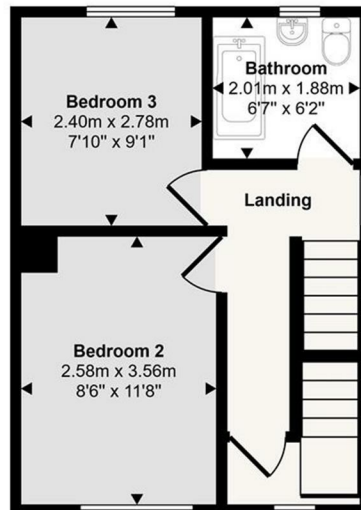
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	100
(81-91) B		
(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	

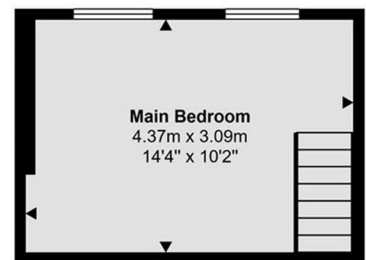
Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft



First Floor
Approx 29 sq m / 311 sq ft



Second Floor
Approx 13 sq m / 145 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 Snanny 360