



Hayhills Road, Silsden, BD20 9NE

Asking Price Asking Price £295,000

- NO UPPER CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- DOUBLE GLAZED
- CLOSE TO AMENITIES
- DETACHED PROPERTY
- ENCLOSED GARDEN TO REAR
- ADDITIONAL INSULATION
- ELECTRIC HEATING
- EXCELLENT TRANSPORT LINKS

## Hayhills Road, Silsden BD20 9NE

Wilman & Lodge are delighted to present to the market this exceptional three-bedroom detached home. Constructed only 4 years ago yet now well established, this impressive home has been further enhanced by the current owners, whose impeccable eye for design and attention to detail have elevated the property far beyond the standard new-build specification.



Council Tax Band: B



## PROPERTY DETAILS

Wilman & Lodge are delighted to present to the market this exceptional three-bedroom detached home, a beautifully appointed modern property that effortlessly combines contemporary style, superior comfort and practical family living. Constructed only 4 years ago yet now well established, this impressive home has been further enhanced by the current owners, whose impeccable eye for design and attention to detail have elevated the property far beyond the standard new-build specification.

Designed with energy efficiency and year-round comfort in mind, the property benefits from additional insulation to the cavity walls, ceilings and floors, creating a warm and welcoming environment throughout. From the moment you step inside, the quality and care invested in this home are immediately apparent.

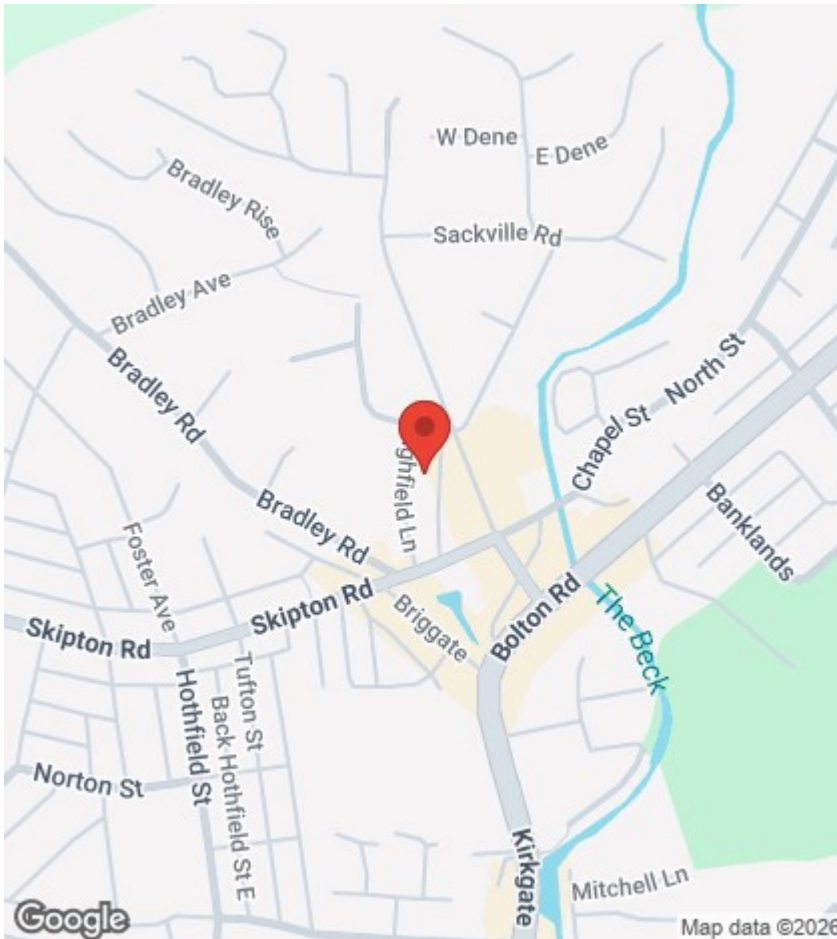
The accommodation begins with a spacious entrance porch featuring useful built-in storage and an attractive open staircase. The elegant lounge flows seamlessly through to a stunning dining kitchen, creating the perfect space for both everyday family life and entertaining guests. Flooded with natural light, the kitchen enjoys patio doors opening directly onto the private rear garden, effortlessly blending indoor and outdoor living.

To the first floor are two generous double bedrooms, including a superb principal bedroom, together with a stylish contemporary house bathroom. The second floor reveals a further spacious double bedroom with built-in storage, offering an ideal retreat for older children, guests or those working from home.

Externally, the property continues to impress. To the front are two private parking spaces, while the rear enjoys a fully enclosed landscaped garden with paved seating areas, an outside tap and additional garden space to the side, providing a safe and private setting for children, pets and outdoor entertaining.

Ideally situated on the popular Hayhills Road development, the property is within easy reach of the vibrant town centre, offering an excellent selection of local shops, supermarkets, cafés, restaurants, bars and highly regarded schools. Regular bus services are nearby, while the train station is approximately a 20-minute walk away, making this an excellent choice for commuters and families alike.

For buyers seeking a stylish, energy-efficient home that is ready to move straight into and enjoy, this outstanding property represents a rare opportunity and must be viewed to be fully appreciated.



## Viewings

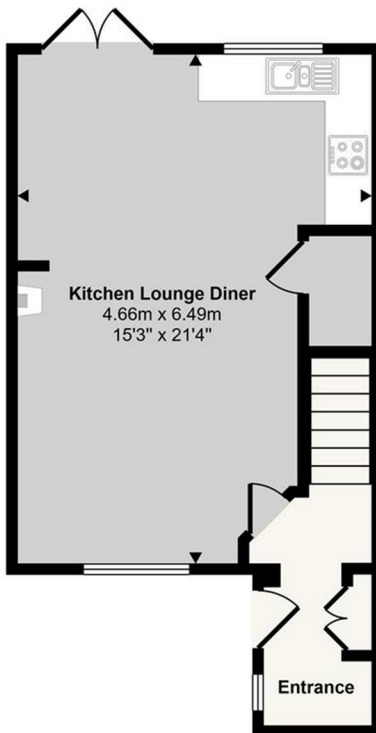
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

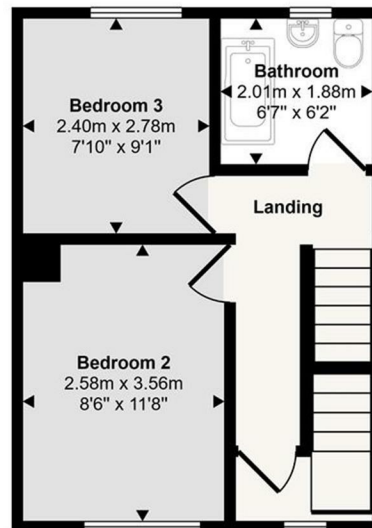
A

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 94                      | 100       |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

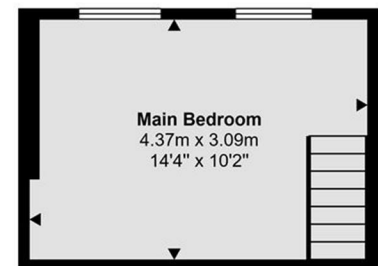
Approx Gross Internal Area  
76 sq m / 814 sq ft



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 Snappy 360.