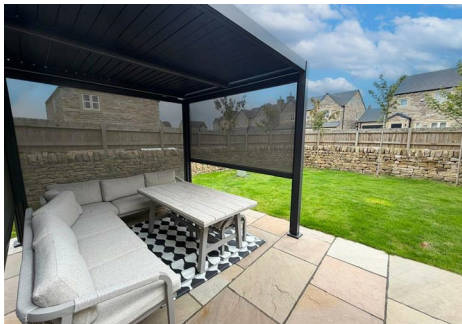




**Bolton Drive, Silsden, BD20 9FN**

**Asking Price £550,000**

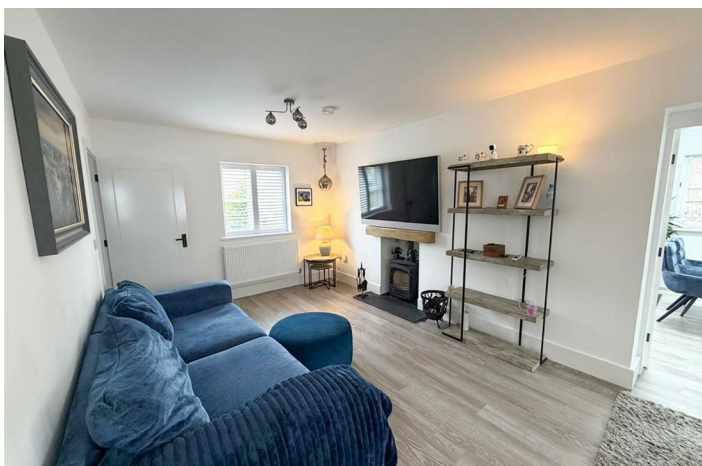
- BEAUTIFUL DETACHED PROPERTY
- BLOCK PAVED DRIVEWAY
- SOUTH FACING REAR GARDEN
- GENEROUS CORNER PLOT
- ENHANCED TO AN EXCEPTIONAL STANDARD
- FOUR BEDROOMS
- LARGE DETACHED GARAGE
- PRINCIPAL BEDROOM WITH EN-SUITE
- OPEN PLAN DINING/KITCHEN AREA
- DESIRABLE SETTING

# Bolton Drive, Silsden BD20 9FN

This is far more than simply a modern detached house. It is a beautifully crafted home that has been further enhanced to an exceptional standard, with a luxury specification, outstanding gardens, versatile living space and an enviable setting.



Council Tax Band: F



## PROPERTY DETAILS

Standing proudly on an exceptionally generous corner plot within the highly regarded Bolton Gardens development, this outstanding four-bedroom detached home is quite simply a cut above. Beautifully crafted in natural stone by renowned local builders Skipton Properties Ltd, The Hartford combines the timeless character of a traditional Dales-inspired home with the style, comfort and specification expected of a truly exceptional modern property.

Purchased from new, the current owners have transformed and enhanced the home with considerable thought and attention to detail, creating an impressive residence that is equally suited to family life, entertaining and simply enjoying the exceptional surroundings. From the moment you arrive, the quality is immediately apparent, with attractive natural stone elevations, an extensive block-paved driveway and beautifully landscaped gardens setting the tone for what lies within.

Step inside and the sense of space and quality continues. The impressive open-plan family, dining and kitchen area forms the real heart of the home, with its clever L-shaped design creating an inviting space in which to cook, dine, relax and entertain. The kitchen is superbly appointed with luxurious Quartz worktops, quality Zanussi appliances and a striking Smeg range cooker, providing a wonderful combination of style and practicality. Large windows and French doors draw in an abundance of natural light while creating a seamless connection with the garden beyond.

A traditional-style fireplace with an attractive oak mantel adds warmth and character, whilst a garden room provides a wonderfully versatile additional reception space filled with natural light, this versatile space could lend itself to a home office, creative studio, gym or peaceful garden retreat. With French doors opening from the main house towards the garden, the whole property has been designed to make the most of its enviable outdoor. A luxurious ground floor cloakroom completes this space.

Upstairs, the sense of quality continues with four beautifully proportioned bedrooms, including a superb principal bedroom with its own stylish en-suite. The remaining bedrooms are served by a well-appointed family bathroom, with large windows throughout allowing natural light to flood the accommodation and creating bright, welcoming spaces.

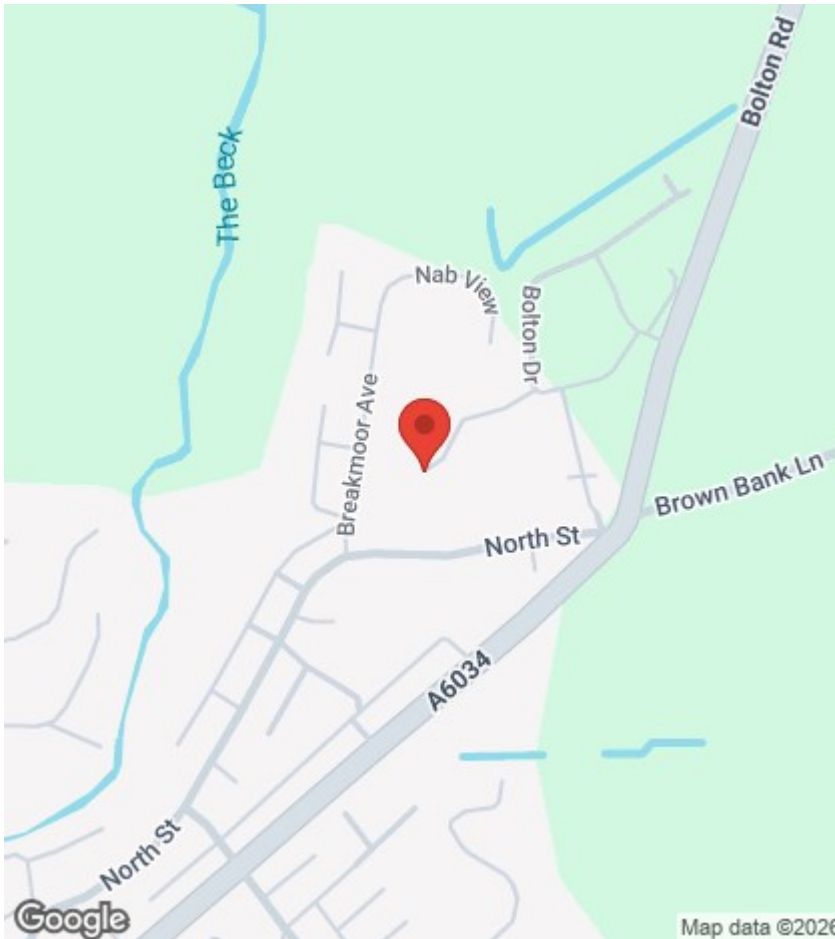
However, it is outside where this property truly comes into its own.

Occupying a substantial corner plot, the gardens have been landscaped to create an exceptional private outdoor environment. The south-facing rear garden is beautifully presented, combining paved seating areas, attractive mature planting and generous areas of lawn to create a superb setting for both relaxation and entertaining. A contemporary gazebo provides the perfect place for outdoor dining or evening drinks. Filled with natural light, this versatile space could lend itself to a home office, creative studio, gym or peaceful garden retreat. With French doors opening from the main house towards the garden, the whole property has been designed to make the most of its enviable outdoor space.

To the side, the substantial block-paved driveway provides an impressive amount of private parking and leads to a larger-than-average detached garage, complete with power, lighting, electric door and useful rear access.

Positioned on Bolton Drive, towards the upper end of Bolton Road, the property enjoys a desirable setting on the edge of Silsden, ideally placed for access towards both Skipton and Ilkley. Silsden provides a popular combination of everyday amenities, schooling, recreational facilities and excellent transport links, whilst the surrounding countryside offers some of Yorkshire's finest walking and cycling opportunities.

This is far more than simply a modern detached house. It is a beautifully crafted home that has been further enhanced to an exceptional standard, with a luxury specification, outstanding gardens, versatile living space and an enviable setting. For those searching for a property where style, quality, space and lifestyle come together, this exceptional Hartford represents a truly special opportunity.



## 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                                 |         | 93                      |
| (81-91) B                                   | 84      |                         |
| (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 |

