



Dene Grove, Silsden, BD20 9NR

Asking Price £225,000

- MID TOWNHOUSE
- OFF ROAD PARKING
- USEFUL OUTBUILDINGS & SHEDS
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOMS
- REAR GARDEN
- FITTED WARDROBES TO PRINCIPAL BEDROOM
- IDEAL FAMILY HOME

# Dene Grove, Silsden BD20 9NR

Tucked away within the highly sought-after Dene Grove, a quiet cul-de-sac where homes rarely become available, this beautifully presented three-bedroom family home offers an exceptional opportunity for buyers seeking space, comfort, and convenience in one of the Aire Valley's most desirable locations. Lovingly owned by the same family for the past 26 years, the property has been thoughtfully upgraded over recent years to create a stylish and welcoming home ready to move straight into and enjoy.



Council Tax Band: B



## PROPERTY DETAILS

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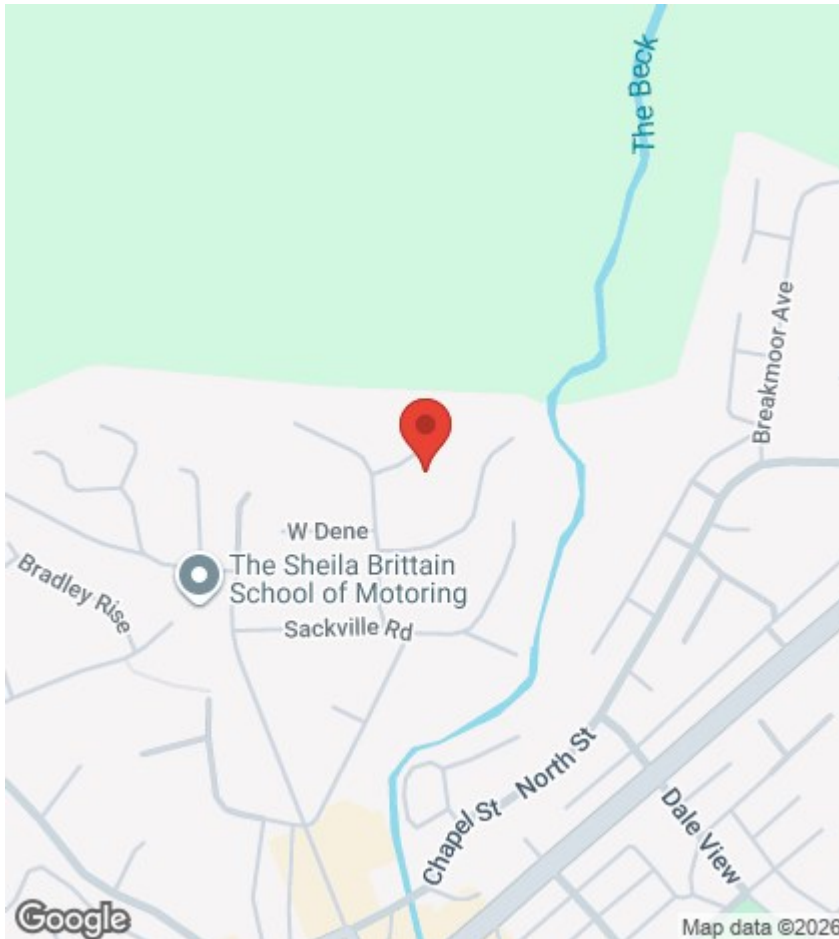
Stepping inside, the spacious entrance hall immediately creates a warm first impression, featuring an attractive open staircase rising to the first floor and quality wood-effect flooring that flows throughout the ground floor accommodation. The generous sitting and dining room enjoys windows to both the front and rear elevations, allowing natural light to flood the space, while a feature fireplace with recessed multi-fuel stove creates a cosy focal point perfect for relaxing evenings. The kitchen is well-equipped with ample storage and workspace, together with direct access to the rear garden, making it both practical and ideal for modern family living.

To the first floor, a spacious landing leads to three well-proportioned bedrooms. The impressive principal bedroom features a stylish panelled feature wall, extensive wall-to-wall fitted wardrobes, and pleasant open views. There is a further generous double bedroom, along with a well-designed single bedroom complete with bespoke built-in furniture, making an ideal child's room, nursery, or home office. Completing the accommodation is a contemporary and stylish house bathroom finished to a high standard.

Externally, the property benefits from off-road parking and a low-maintenance paved rear garden, ideal for busy family life or entertaining. A range of useful outbuildings and sheds provide excellent storage or workshop space, while their removal could easily create a substantially larger garden area if desired.

Dene Grove itself is a small and highly regarded residential cul-de-sac located just a short distance from the centre of Silsden, placing a wide range of amenities within easy walking distance. The town offers an excellent selection of independent shops, cafés, bars, and restaurants, together with superb transport connections. A bus stop is conveniently located nearby, while the train station is approximately a 20-minute walk away, providing excellent access to larger business centres and surrounding towns.

Families are particularly drawn to the area thanks to the highly regarded local primary school, which feeds into the outstanding South Craven Secondary School. Silsden has firmly established itself as one of the Aire Valley's most popular locations, ideally positioned between Skipton and Ilkley and surrounded by beautiful Yorkshire countryside. For buyers searching for a quality family home in a peaceful yet convenient setting, this superb property is certain to impress.



## Viewings

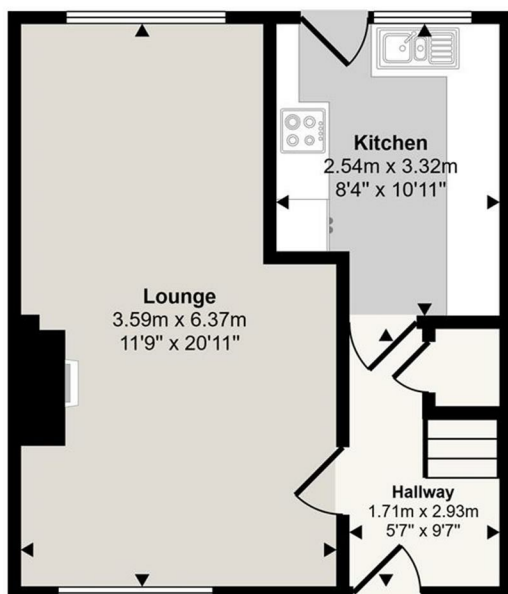
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

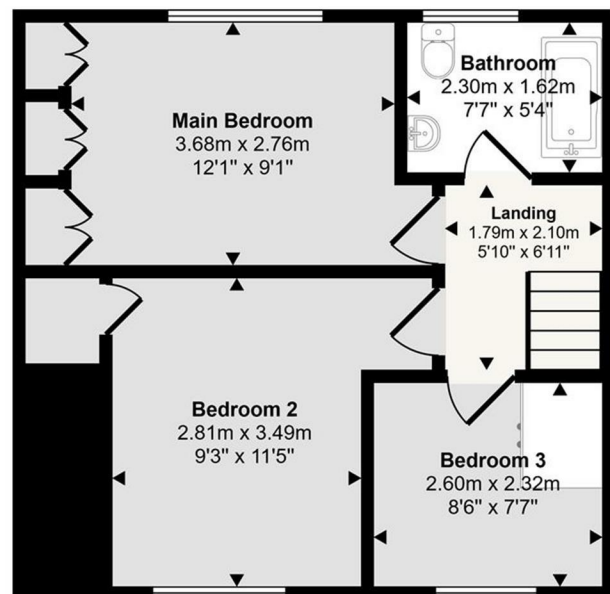
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(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  
77 sq m / 826 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 42 sq m / 454 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.