



42 LOWFIELD CRESCENT, SILSDEN, KEIGHLEY,
BD20 0QE

£315,000



Nestled in the charming area of Lowfield Crescent, Silsden, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming family home with parking, garden and garage.

Silsden is a popular and thriving village with excellent local facilities including village shops, supermarket, two primary schools, churches, public houses, eateries and a golf club. Situated midway between Skipton, Ilkley and Keighley it is an ideal base for the Aire Valley commuter with Steeton & Silsden railway station nearby, offering regular services to Skipton and Bradford/Leeds, with connecting trains through to London Kings Cross.

With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

Entered through a UPVC door.

Sitting Room

17'9 x 10'11 max

Large reception room with decorative fireplace.

Dining Kitchen

17'9 x 11'7 max

Range of wall and base units with laminate worktop, sink unit and tiled splashback. Electric cooker. Extractor hood. Useful understairs cupboard, spot lighting and two radiators.

Study/Play Room

10'0 x 6'5

Door leading to the garden. Radiator.

Shower Room

Three piece suite comprising; low suite wc, hand basin and shower cubicle. Extractor fan, part tiled walls, vinyl flooring and spot lighting.

First Floor

Landing

Useful storage cupboard.

Bedroom One

11'0 x 9'7

Double room with built-in wardrobe.

Bedroom Two

10'11 x 8'8

Double room with built-in wardrobe.

Bedroom Three

7'10 x 7'8

Single room.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Fully tiled walls, vinyl flooring and extractor fan.

Outside

To the front there is a private driveway and a low maintenance pebbled area.

To the rear of the property there is a paved seating area, lawn and mature planted borders.

Garage

With up-and-over door.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: C

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract.

They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or



prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

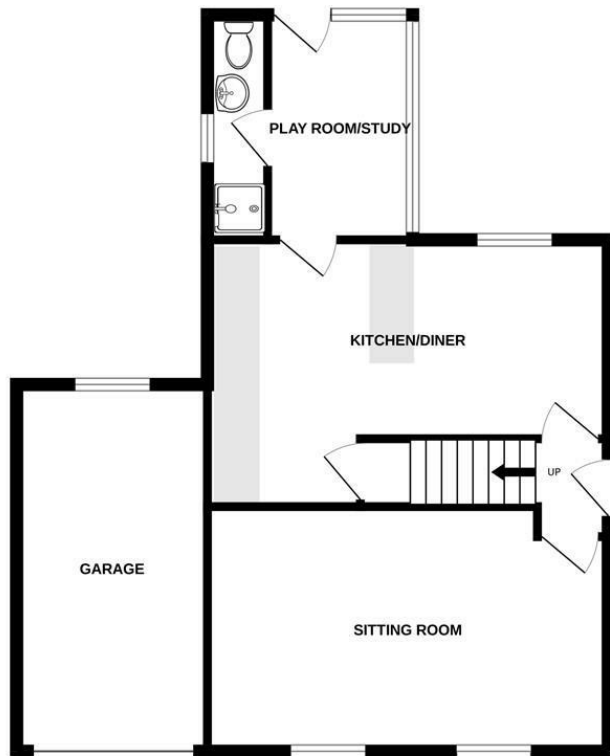
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

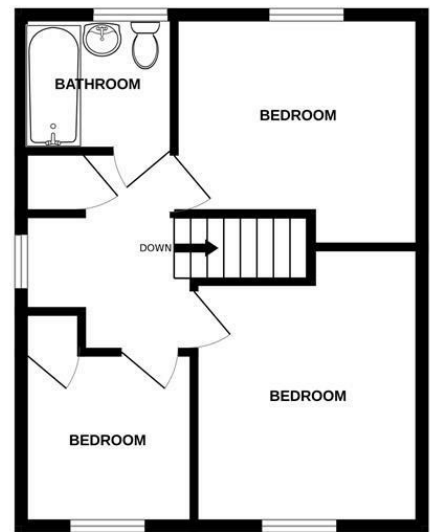
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

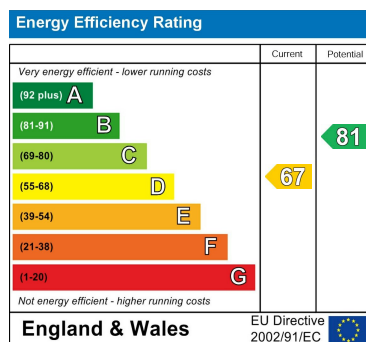


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



Call us on

01756 799163

sales@carlingjones.co.uk

<https://carlingjones.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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