



Calder Way, Silsden, BD20 0QU

Asking Price £359,950

- THREE BED TOWN HOUSE
- INTEGRAL GARAGE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FREESTANDING LOG-BURNING STOVE
- ARRANGED OVER THREE FLOORS
- FRONT PARKING
- LAWNED GARDEN BACKING ONTO THE CANAL
- TWO FURTHER GENEROUSLY PROPORTIONED DOUBLE ROOMS
- STUNNING BREAKFAST KITCHEN WITH GRANITE WORKTOPS
- HIGHLY SOUGHT AFTER LOCATION

# Calder Way, Silsden, BD20 0QU

This exceptional property with a serene canal-side setting has been lovingly upgraded over the years. It now offers a stunning contemporary interior with versatile living spaces spread across three floors. Outside the property also benefits from parking, a lawned garden and an integral garage.



Council Tax Band: E



## PROPERTY DETAILS

Are you searching for a home with a serene canal-side setting? This exceptional property could be exactly what you've been looking for. Lovingly upgraded over the years, it now offers a stunning contemporary interior with versatile living spaces spread across three floors. An internal inspection is essential to fully appreciate the charm and quality that awaits beyond the front door.

Step into the welcoming entrance hall, filled with natural light streaming through a striking circular feature window. The open staircases lead seamlessly to both the lower ground and first floors, setting the tone for the airy, open-plan design throughout. On the ground floor, you'll discover a fabulous bedroom boasting magnificent views over the canal and the rolling hills beyond, complete with a luxurious en-suite shower room. A further elegant family bathroom is also located on this level.

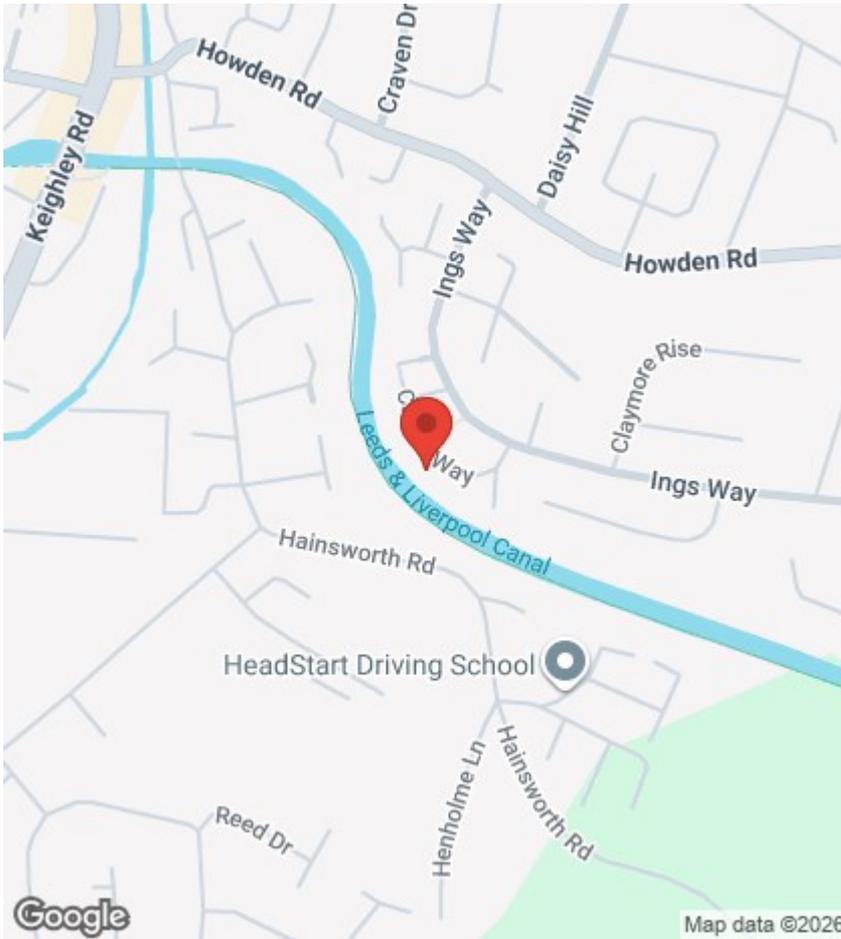
The lower ground floor features a cosy snug, study or hobby room, distinguished by a characterful red brick pillar. This floor also houses two generously proportioned double bedrooms, each with stylish built-in wardrobes and patio doors that open directly onto the rear lawned garden, creating a seamless connection between indoor and outdoor living.

Ascending to the first floor, you'll find a spacious landing leading to a stunning breakfast kitchen, fitted with contemporary two-tone cabinetry, granite countertops and an inset sink, all complemented by breath-taking hillside views. Opposite, a practical utility room with an array of built-in cupboards enhances everyday convenience. The living and dining area is a true showpiece, capturing picturesque views from both front and rear elevations, including the tranquil canal. A freestanding log-burning stove serves as the focal point, while wood-effect flooring adds warmth and character.

Outside, the property benefits from front parking and an integral single garage, which runs the length of the house and has an electric roller door with remote control. To the rear, a peaceful lawned garden extends to a patio area, directly adjoining the canal—perfect for relaxing or entertaining. You will also find a brick built shed which provides further storage in the garden.

Nestled in Calder Way, this home is tucked away within a highly sought-after and unique development, just a short stroll from the heart of Silsden. Over the years, Silsden has become one of the most desirable locations in the Aire Valley, offering a wide range of amenities including pubs, restaurants, cafes, shops, excellent schools and superb commuting links to major business centres.

For anyone seeking something truly special—versatile, contemporary living with breath-taking canal-side views—this property is an opportunity not to be missed.



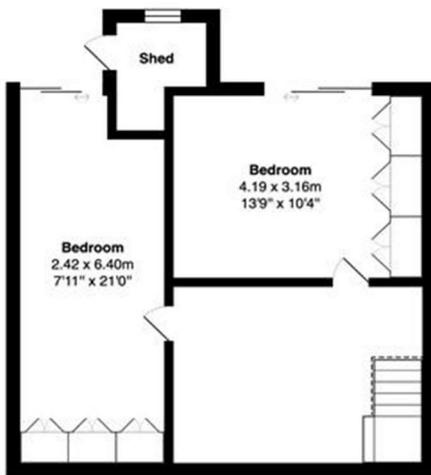
## Viewings

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

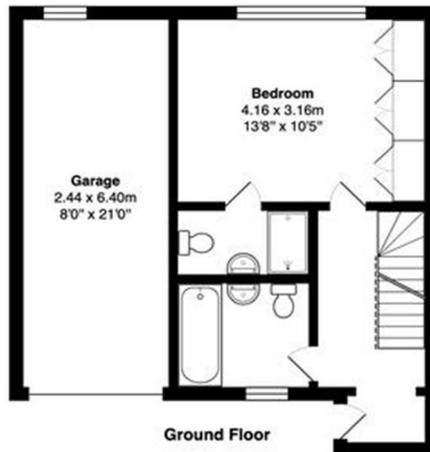
## EPC Rating:

C

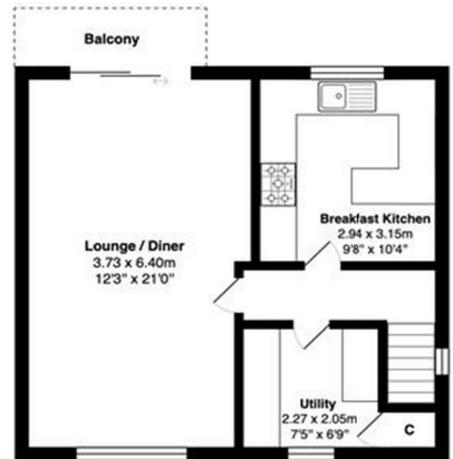
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor



First Floor

Total Area: 126.8 m<sup>2</sup> ... 1364 ft<sup>2</sup>

All measurements are approximate and for display purposes only