



7 Breakmoor Avenue, Silsden, BD20 9PW

Asking Price £349,950

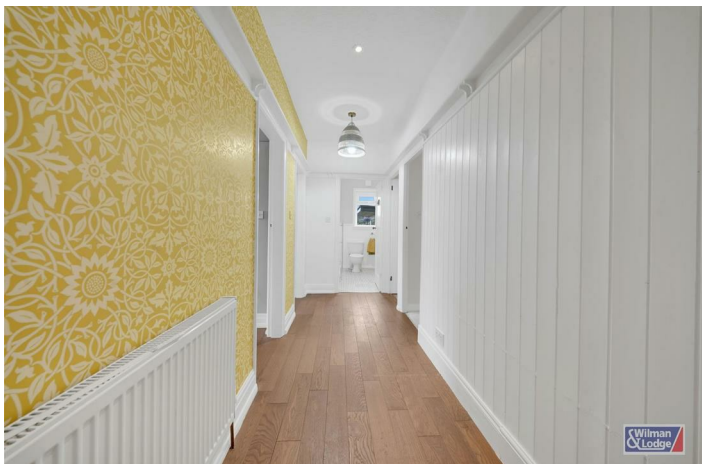
- NO UPPER CHAIN
- SUPERB ELEVATED POSITION
- GARDEN ROOM/HOME OFFICE
- FULLY BOARDED LOFT WITH VELUX WINDOWS
- PANORAMIC COUNTRYSIDE VIEWS
- TWO BED SEMI DETACHED BUNGALOW
- PRIVATE PARKING
- LANDSCAPED GARDENS
- CONTEMPORARY SHOWER ROOM
- CLOSE TO AMENITIES

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Set in a tranquil and picturesque location on the edge of the charming town of Silsden, this beautifully renovated two bedroom, stone-built semi-detached bungalow enjoys a superb elevated position with breathtaking views across open fields to the side and rear. Lovingly and thoughtfully transformed the home boasts a stylish, contemporary interior alongside a meticulously designed exterior, creating an inviting and inspiring living space both inside and out.



Council Tax Band: C



PROPERTY DETAILS

A Truly Special Home in an Exceptional Setting – Breakmoor Avenue, Silsden

Set in a tranquil and picturesque location on the edge of the charming town of Silsden, this beautifully renovated stone-built semi-detached bungalow enjoys a superb elevated position with breathtaking views across open fields to the side and rear. Nestled on the approach to Addingham, yet just a short walk from the vibrant centre of Silsden, this property offers the perfect blend of peaceful rural living with the convenience of nearby amenities.

Lovingly and thoughtfully transformed by the current owners, the home boasts a stylish, contemporary interior alongside a meticulously designed exterior, creating an inviting and inspiring living space both inside and out.

Interior Highlights

Enter through the side door into a stunning, light-filled kitchen, where large windows to the side and rear flood the space with natural light and frame the panoramic countryside views. The kitchen features:

- Sleek quartz worktops
- An inset sink
- High-quality integrated appliances
- Feature wood-panelled wall for added warmth and character

This flows seamlessly into the spacious living/dining area, complete with:

- Engineered oak flooring
- Elegant original wall panelling complemented by modern feature panelling
- Recessed cupboards and bespoke wooden shutters
- Loft access and more delightful views

A generous inner hallway (formerly the main entrance) still showcases its heritage charm with wood panelled walls and a traditional Delph rack. Although the original front door is currently blocked, it could easily be reinstated if desired.

To the front of the property, the sitting room offers a cosy retreat with:

- Garden views from the front-facing window
- A charming chimney breast, ready to house a fireplace
- Additional side window providing even more scenic vistas

Bedrooms & Bathroom

The master bedroom is a luxurious and well-appointed space, featuring:

- Wall-to-wall fitted wardrobes with overhead storage
- Ample space and serene garden views

A second double bedroom also includes modern fitted wardrobes, making it ideal as a guest room or home office. The contemporary shower room is sleek and stylish, offering both comfort and functionality.

Loft Space

The expansive loft has been partially converted with the vision of creating an art studio. It features:

- Four Velux windows for maximum light
- Piping for a central heating radiator
- Fully boarded flooring

This space offers exciting potential for further development (subject to relevant permissions).

Exterior & Gardens

Occupying an enviable end plot, the property is surrounded by approximately 95 feet of traditional stone walling, enhancing its privacy and character. The landscaped gardens have been carefully curated to provide year-round colour and interest, with a variety of mature plants, bushes, and shrubs requiring low maintenance.

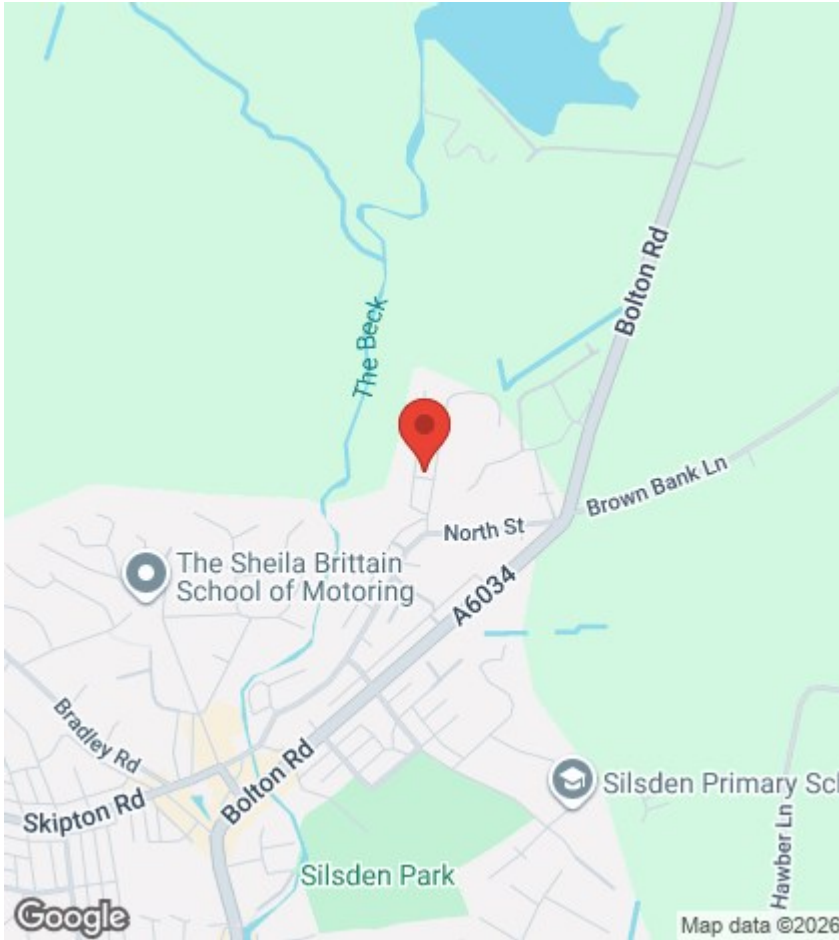
There are multiple seating areas for enjoying the sun and scenery at different times of day. At the rear, a purpose-built garden room/home office offers the ultimate retreat or workspace. This impressive structure is:

- Fully insulated
- Equipped with power and lighting
- Fitted with wall-to-wall sliding glazed doors, blurring the lines between indoor and outdoor living

Additional Features

- Private parking to the front and side of the property
- Situated on Breakmoor Avenue, a private, no-through road offering both privacy and tranquillity
- Easy walking distance to Silsden town centre with its array of amenities, shops, cafes, and recreational facilities
- Excellent commuter links by road and rail, ideal for those needing access to Leeds, Skipton, or Bradford

If you're seeking a home that combines thoughtful modern design with classic character, in a location that offers both tranquillity and convenience, this stunning bungalow on Breakmoor Avenue may just be the perfect choice. Early viewing is highly recommended.



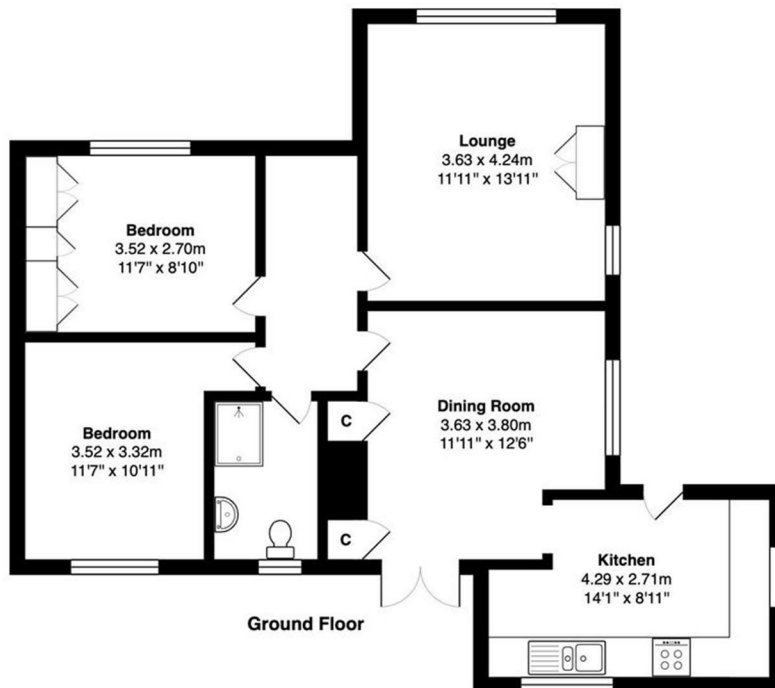
Viewings

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 | | 71 | 82 |
| (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 | |



Total Area: 72.2 m² ... 777 ft²

All measurements are approximate and for display purposes only