



## Millfields, Silsden, BD20 0DT

**Asking Price £360,000**

- NO UPPER CHAIN
- LARGE DRIVEWAY OFFERING AMPLE PARKING
- SOUTH-FACING DIRECT CANAL FRONTAGE GARDEN
- DOUBLE-ASPECT LIVING & DINING SPACE FLOODED WITH NATURAL LIGHT
- SWEEPING VIEWS ACROSS TRANQUIL WATERS & ROLLING HILLS
- SPACIOUS THREE-BEDROOM END TOWNHOUSE
- SINGLE INTEGRATED GARAGE WITH UTILITY AREA, POWER & WATER
- GROUND FLOOR W.C & LARGE FAMILY BATHROOM TO FIRST FLOOR
- PRINCIPAL BEDROOM WITH WALK-IN WARDROBE & ENSUITE
- HIGHLY SOUGHT-AFTER, PEACEFUL LOCATION

# Millfields, Silsden, BD20 0DT

This one of a kind three-bedroom end townhouse situated on Millfields, boasting an enviable canal side position offers a rare opportunity to own something truly special. Coming to market for the first time in over 25 years and lovingly cared for by its original owner, the home is beautifully maintained and ready for its next chapter; offering the perfect canvas for someone to add their own modern touch.



Council Tax Band: D



## PROPERTY DETAILS

This exceptional property on Millfields is set in an enviable canal side position with sweeping 180° views across the Leeds-Liverpool canal and rolling hills. The one of a kind, spacious three-bedroom end townhouse offers a rare opportunity to own something truly special. Coming to market for the first time in over 25 years and lovingly cared for by its original owner, the home is beautifully maintained and ready for its next chapter; offering the perfect canvas for someone to add their own modern touch.

From the moment you step inside, there's an immediate sense of space, flow and effortless living. The welcoming entrance hall, complete with clever storage and a convenient cloakroom, sets the tone for a home designed with practicality in mind. The kitchen, fitted with integrated appliances, enjoys a pleasant outlook over the generous driveway, while the internal layout leads you naturally through to the heart of the home.

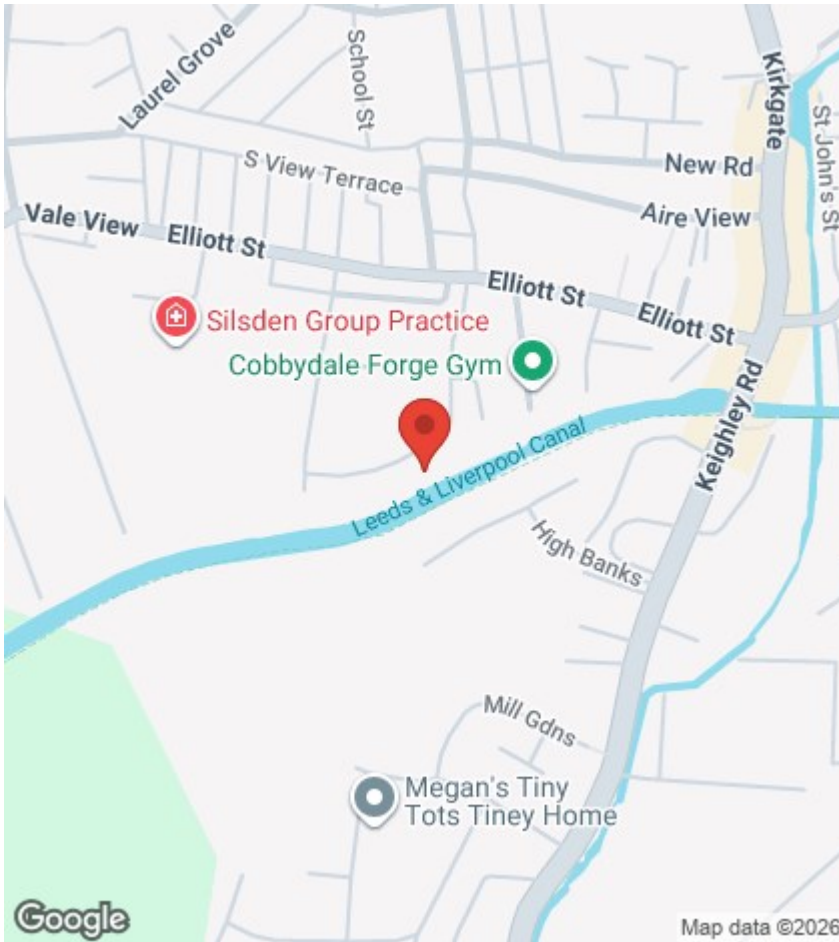
And what a heart it is. The stunning double-aspect living and dining space is flooded with natural light, with two sets of French doors and large windows framing glimpses of the canal beyond. This is a room that invites you to slow down; perfect for cosy evenings, lively gatherings or simply sitting with a morning coffee watching the world drift by outside.

Upstairs, the sense of light and openness continues with a spacious landing that enhances the home's easy flow. The principal bedroom feels like a private retreat, with breathtaking views stretching across the canal and countryside. Complete with a walk-in wardrobe and an ensuite featuring a brand-new walk-in shower, it offers both comfort and a touch of everyday luxury. The second bedroom also enjoys those same peaceful views and comes with built-in furnishings, while the third room offers versatility; ideal as a guest room, nursery or study/creative workspace. The large family bathroom, with its four-piece suite, reflects a sense of quality and generous space.

Step outside, and you'll discover what truly sets this home apart. The canal side garden is nothing short of magical. With a spacious paved seating area and colourful flower beds it's a space to enjoy in every season. The garden extends round the side of the house with room to grow your own produce, with a convenient side door into the garage and a gated access to the front drive. Watch narrowboats glide past, listen to birdsong, watch ducks playing on the water and take in uninterrupted views that change beautifully with the light and seasons. For those dreaming of life on the water, the added benefit of mooring rights offers an exciting lifestyle opportunity.

To the front, the property continues to impress with ample parking for multiple vehicles and an integrated garage complete with utility area, power and water; perfect for storage, hobbies or utility use.

This is more than just a house, it's a lifestyle. Peaceful, picturesque and filled with potential, it's a home where you can truly unwind, entertain and enjoy the beauty of canal side living every single day.



## Viewings

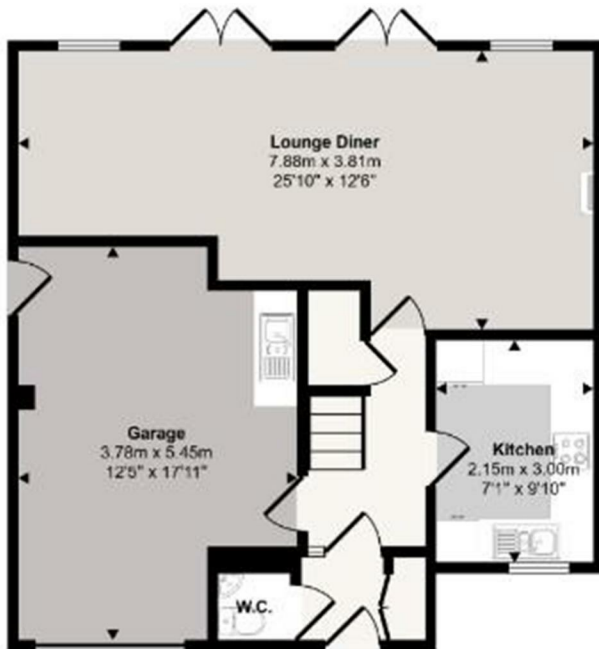
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		76	
(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  
118 sq m / 1266 sq ft



Ground Floor  
Approx 61 sq m / 661 sq ft



First Floor  
Approx 56 sq m / 605 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.