

# Harrison Robinson

Estate Agents



**2 Bolton Close, Silsden, BD20 9FL**

**Guide Price £685,000**

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### GROUND FLOOR

#### Entrance Hall

A smart composite door with obscure glazed side windows opens into a welcoming entrance area with glazed doors leading into the reception hall and a door leading into the home office. Parquet style, Karndean flooring, radiator.

#### Study

12'1" x 7'2" (3.7 x 2.2)

A good sized room to the front of the property with double glazed windows enjoying a direct view up to the moor with carpeted flooring and radiator. Currently utilised as a home office this room is flexible in use.

#### Reception Hall

Glazed doors from the entrance hall lead into a spacious and welcoming reception hall. Doors open into a snug, utility room, living dining kitchen and cloakroom. Fitted cupboards with hanging rails and shelving. Downlighting, wood effect, Karndean flooring. A return staircase with timber balustrading leads to the first floor of the property. Useful storage cupboard.

#### Snug

11'1" x 11'1" (3.4 x 3.4)

A further reception room arranged as a snug with two double glazed windows allowing natural light. Carpeted flooring and radiator.

#### Cloakroom

With low-level W.C. and corner, pedestal handbasin with chrome mixer tap. Marble effect wall tiling to half height, feature wallpaper. Continuation of the Karndean, wood effect flooring, radiator, downlighting.

#### Utility Room

8'6" x 7'6" (2.6 x 2.3)

Fitted with a range of cream, Shaker style base and wall units with black handles and contrasting work surface and upstands. With space and plumbing for a washing machine and tumble dryer, stainless steel sink with chrome mixer tap. Continuation of the Karndean flooring, radiator, downlighting. A composite door with obscure glazed panel leads to the block paved driveway to the side of the property.

#### Dining Kitchen

22'7" x 21'11" (6.9 x 6.7)

A beautifully presented dining kitchen with cream, Shaker style, base and wall units and drawers with black handles, granite work surfaces and splashbacks. A full range of integrated appliances includes fridge freezer, dishwasher, cooker with five ring gas hob with stainless steel extractor over and a newly fitted bar area incorporating a granite work surface, downlighting and wine cooler. Inset, ceramic sink with Quooker tap. Windows allow natural light, a composite door with obscure glazed panel leads out to the large patio area to the rear. Karndean flooring, two radiators, ample room for a large family dining table with double glazed patio doors leading to the garden. Open to:

#### Living Room

22'3" x 13'1" (6.8 x 4.0)

A spacious living room with ample room for comfortable furniture and with uPVC patio doors leading to the outside. Continuation of the Karndean flooring, log burning stove with timber mantle and slate effect hearth. Two radiators, useful, understairs storage cupboard.

### FIRST FLOOR

#### Landing

A carpeted, return staircase with smart timber balustrading leads to the spacious, first floor landing. Doors open into four bedrooms, a dressing room or fifth bedroom and the house bathroom. A hatch gives access to the roof space, carpeted flooring, radiator. Two storage cupboards, one housing the hot water tank.

#### Master Bedroom

16'0" x 11'1" (4.9 x 3.4)

A good sized, dual aspect master bedroom enjoying wonderful long-distance views from both the front and side elevation. Floor to ceiling fitted wardrobes with large, mirrored sliding doors, carpeted flooring and radiator. Door into:

#### En Suite Shower Room

Beautifully presented with low-level W.C. with concealed cistern, two, wall hung handbasins with chrome mixer tap and shower cubicle with drench shower and additional attachment with glazed door. Grey, marble effect wall and floor tiling, two, obscure, double glazed windows, chrome, ladder style, heated towel rail. Downlighting, extractor.

#### Bedroom Two

12'5" x 10'2" (3.8 x 3.1)

A double bedroom to the rear of the property with floor to ceiling fitted wardrobes with sliding doors, carpeted flooring and radiator. Two, double glazed windows afford fantastic, long distance views. Door into:

#### En Suite Shower Room

Beautifully presented with low-level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and shower cubicle with drench shower plus additional attachment and folding, glazed door. Grey, marble effect wall and floor tiling, chrome, ladder style, heated towel rail. Downlighting, obscure, double glazed window, extractor.

#### Bedroom Three

13'1" x 10'9" (4.0 x 3.3)

A third double bedroom to the front of the property with carpeted flooring, radiator and double glazed windows, enjoying beautiful, countryside views.

#### Bedroom Four

10'5" x 9'2" (3.2 x 2.8)

A double room to the rear of the property with carpeted flooring, radiator and double glazed windows enjoying long distance views.

#### Bedroom Five / Dressing Room

10'5" x 6'2" (3.2 x 1.9)

A fifth bedroom, currently arranged as a dressing room with fitted wardrobes, having recently been installed, with floor to ceiling, sliding, mirrored doors. Carpeted flooring, radiator, double glazed window. Door into a useful storage cupboard.

#### House Bathroom

Immaculately presented with low-level W.C. with concealed cistern wall hung handbasin with chrome mixer tap and freestanding bath with chrome mixer tap plus shower attachment. White, marble effect, wall and floor tiling, chrome, ladder style, heated towel rail. Downlighting, extractor, obscure, double glazed window.

### OUTSIDE

#### Gardens

The property enjoys a good sized garden to the rear with elevated patio area with black railings providing a fantastic space for al fresco dining or relaxing whilst enjoying the long distance views. There is a spacious lawn with attractive, newly planted trees providing screening. Stone walling and smart fencing maintain privacy. A paved pathway leads round the side of the property to the front via a timber gate. Outdoor lighting, electric sockets, outside tap, newly erected greenhouse for the green fingered amongst you.

#### Parking

The property benefits from a block paved driveway in front of the garage providing parking for up to four vehicles.

#### Double Garage

19'4" x 19'0" (5.9 x 5.8)

A double garage providing excellent storage with electric, up and over door, power sockets, heating and downlighting. EV charger.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

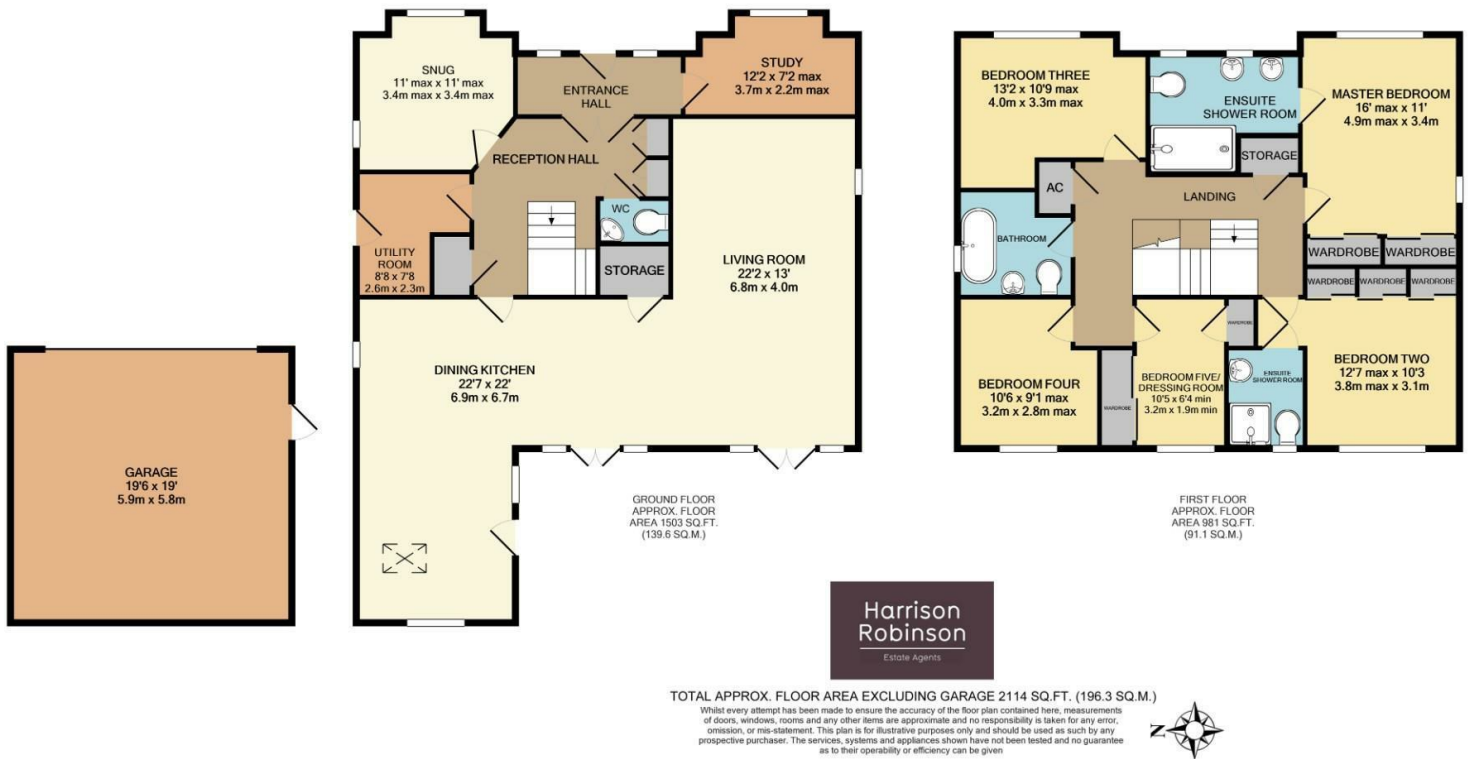
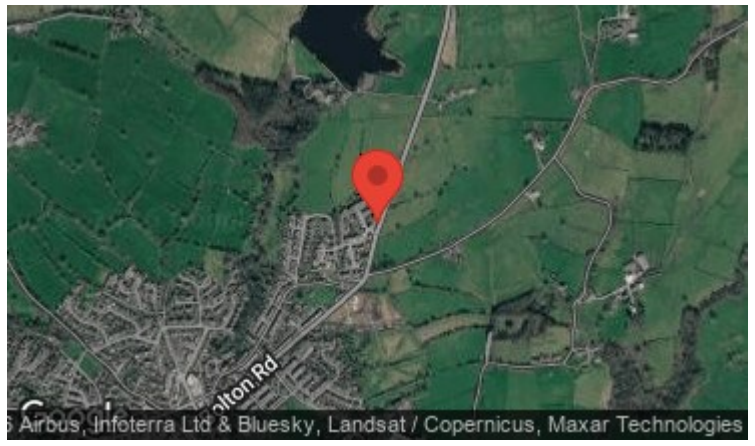
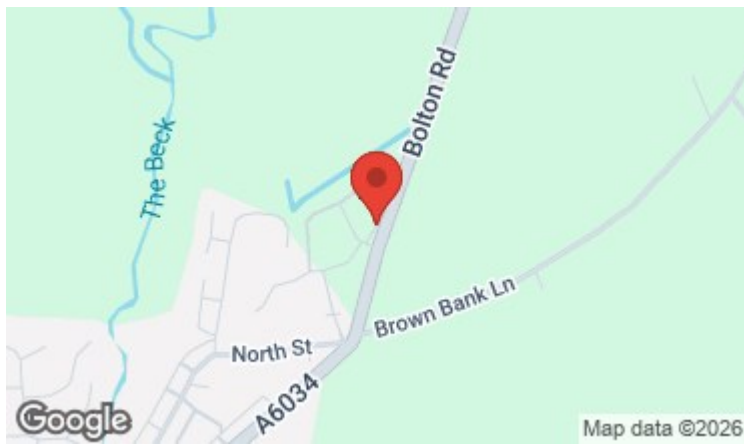
**Tel: 01943 968 086**



- \*\*\*No Onward Chain\*\*\*
- Stunning Stone Built Four/Five Bedroom Detached House
- High Quality Fixtures And Fittings Throughout
- Recently Landscaped Gardens Enjoying Long Distance Views
- Two En Suite Bedrooms
- Fabulous Open Plan Living Dining Kitchen
- Double Garage And Driveway Parking
- Walking Distance To Local Amenities
- Short Drive To Ilkley And Skipton
- Council Tax Band G

#### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>85</b>                                                                                                     | <b>91</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.