



## Meadowcroft, Howden Road, Silsden, BD20 0JB

Asking Price £379,950

- NO UPPER CHAIN
- BEAUTIFUL WRAP-AROUND GARDENS
- SINGLE GARAGE WITH POWER & LIGHTING
- SPACIOUS & BRIGHT LIVING SPACE
- IDEAL FOR A VARIETY OF BUYERS
- THREE DOUBLE BED DETACHED DORMER BUNGALOW
- AMPLE ON-SITE PARKING
- ONE BATHROOM ON GROUND FLOOR
- HUGE POTENTIAL TO CREATE YOUR PERFECT HOME
- HIGHLY REGARDED RESIDENTIAL AREA

# Meadowcroft, Howden Road, Silsden, BD20 0JB

This impressive three double bedroom dormer bungalow offers spacious and highly versatile accommodation, perfectly suited to a wide range of buyers complete with plenty of outdoor space, garage and ample parking.



Council Tax Band: E



## PROPERTY DETAILS

If it's a generous plot and far-reaching views you're searching for, then Meadowcroft could be exactly what you've been waiting for. Proudly owned and cherished by the vendors for over 20 years, this much-loved home is now ready for a new chapter. While some modernisation would enhance its full potential, the property has been beautifully cared for and over time the gardens have been thoughtfully landscaped into the vibrant oasis of colour and texture they are today.

This impressive three double bedroom dormer bungalow offers spacious and highly versatile accommodation, perfectly suited to a wide range of buyers — whether you are seeking flexible family living, multi-generational space or the convenience of ground floor bedrooms.

Step through the front door into a particularly spacious and welcoming entrance hall, complete with an open staircase rising gracefully to the first floor and practical understairs storage cupboard. The sitting and dining room is generously proportioned and filled with natural light, thanks to large picture windows to both the front and side elevations. These frame delightful views over the gardens and beyond to the surrounding hills, creating a bright and uplifting living space. A charming stone fireplace provides a warm and characterful focal point to the room.

To the rear, the breakfast kitchen enjoys a pleasant outlook across the colourful gardens and captures the wonderful, elevated views beyond. There is also convenient side access directly out to the garden, ideal for indoor-outdoor living during the warmer months.

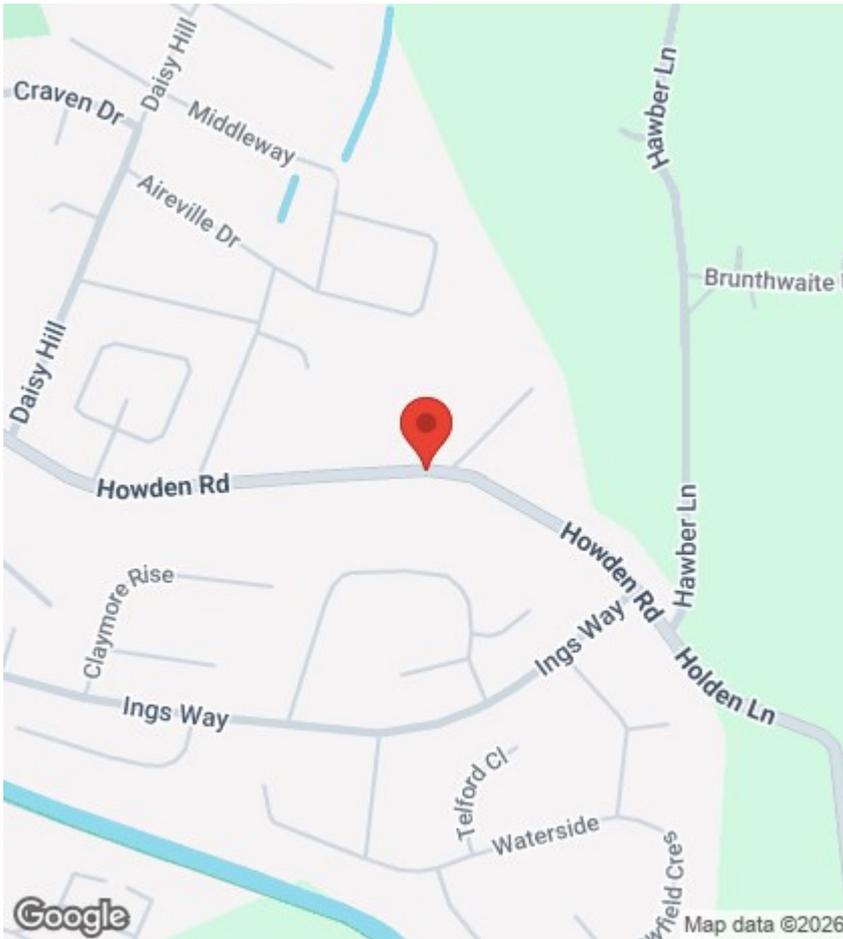
The ground floor continues to impress with a further reception room that could serve as a cosy lounge or bedroom if preferred. French doors open directly onto the rear garden, allowing light to flood in and offering seamless access to the patio. An additional double bedroom, enjoying views over the gardens, and a well-appointed three-piece house bathroom complete the ground floor accommodation.

To the first floor, the landing features a large airing cupboard and leads to two further spacious double bedrooms, both benefitting from built-in wardrobes. A three-piece shower room serves this level, making it ideal for guests or family members seeking privacy.

Occupying a desirable end plot, the property enjoys a notably generous wrap-around garden. There is ample on-site parking leading to an adjoining single garage with up-and-over door, power, lighting and useful rear access. The gardens extend to all four sides of the home, with well-kept lawns, paved patios and a variety of established shrubs, flowering bushes and small trees providing year-round colour and interest. At the far end of the rear garden, a greenhouse and timber shed offer excellent space for keen gardeners.

Meadowcroft occupies an enviable position at the upper end of Howden Road in Silsden — a highly regarded and prestigious residential area surrounded by quality homes. The town centre is within easy reach, offering a selection of independent shops, cafés and recreational facilities. Ideally situated midway between Skipton and Ilkley, the location provides excellent commuting links while still enjoying the charm of a thriving local community.

A property offering space, views, potential and beautifully established gardens — this is truly one not to be missed.



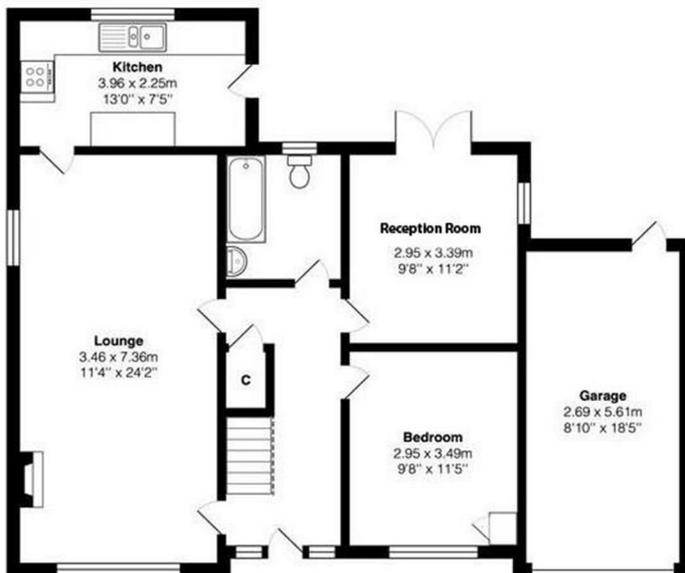
## Viewings

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

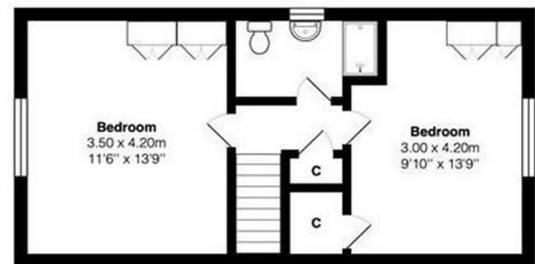
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		63	
(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	



Ground Floor



First Floor

Total Area: 124.7 m<sup>2</sup> ... 1343 ft<sup>2</sup>

All measurements are approximate and for display purposes only