



## Becks Mill Close, Silsden, BD20 0FY

**Asking Price £279,950**

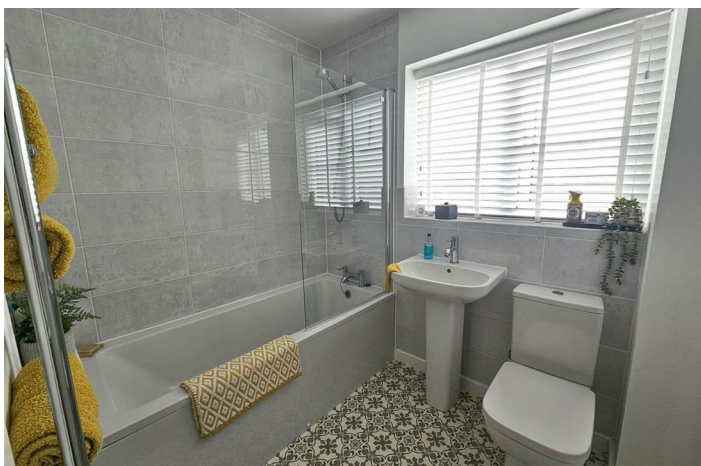
- \*\*\* ALSO BEING SOLD AT 27% SHARED OWNERSHIP FOR £72,225 \*\*\*
- OFF ROAD PARKING
- FRENCH DOORS OPEN DIRECTLY ONTO REAR TERRACE & GARDEN
- HIGHLY USEABLE OUTDOOR SPACE FOR CHILDREN & PETS
- ATTRACTIVE PLANTED FRONTAGE
- THREE BEDROOM MODERN HOME
- FANTASTIC OPEN PLAN DINING KITCHEN
- CONTEMPORARY HOUSE BATHROOM WITH 3 PIECE SUITE
- EXTERNAL STORAGE TUCKED NEATLY TO ONE SIDE
- SILSDEN OFFERS GOOD SELECTION OF EVERYDAY AMENITIES

# Becks Mill Close, Silsden, BD20 0FY

A beautifully presented three-bedroom modern home combining generous proportions, contemporary interiors and an impressive landscaped garden, all within a popular development on the edge of Silsden. Completed in late 2023 and still benefiting from the remainder of its NHBC warranty, the property offers that sought-after feeling of a nearly new home without the wait or work of buying from plan. Inside, there is a spacious separate living room, fantastic open-plan dining kitchen, downstairs WC, two particularly generous double bedrooms, a versatile third bedroom and modern house bathroom. Outside, the enclosed rear garden is a real highlight, with a large entertaining terrace, lawn, established planting and a pleasant open outlook towards the surrounding countryside. The property is offered through Shared Ownership with Yorkshire Housing Association and is also available to purchase at 100% ownership, opening the door to a variety of buyers.



Council Tax Band: C



## PROPERTY DETAILS

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The entrance hallway immediately sets the tone for the rest of the house: bright, neutral and exceptionally well kept. The staircase rises to the first floor, while useful built-in storage helps keep everyday family life organised and a ground-floor WC provides an increasingly sought-after practical addition.

Positioned to the front is the separate living room, a generous reception space with ample room for a substantial corner sofa and additional furniture. A wide front window allows plenty of natural light into the room, while its separation from the kitchen creates somewhere comfortable to properly switch off at the end of the day.

The heart of this home is undoubtedly the open-plan dining kitchen stretching across the rear. Designed with modern living in mind, it brings cooking, dining and entertaining together within one wonderfully sociable space. The contemporary kitchen incorporates an excellent range of fitted cabinetry and work surfaces, integrated cooking appliances and a peninsula incorporating the hob and breakfast-bar seating – ideal for everything from the morning coffee to chatting with friends while dinner is prepared.

Beyond the kitchen is plenty of room for a family dining table, while French doors open directly onto the rear terrace and garden. This connection between inside and out works particularly well during the warmer months, when the doors can be thrown open and the patio becomes an extension of the living space. Attractive herringbone-effect flooring flows throughout the room, adding warmth and character to the otherwise clean, contemporary finish.

Upstairs, the proportions are equally impressive. The two principal bedrooms are both particularly generous doubles and similar in size, giving buyers far greater flexibility than is often found in a modern three-bedroom home. Both comfortably accommodate substantial beds and additional furniture, while one is currently arranged to incorporate a dedicated desk and home-working space too – a great demonstration of just how usable these rooms are.

The third bedroom is a genuine single room which could work beautifully as a child's bedroom or nursery, while equally lending itself to a dedicated home office, hobby room or dressing room if three bedrooms aren't required.

Completing the first floor is the contemporary house bathroom,

fitted with a white three-piece suite comprising bath with shower over and glazed screen, pedestal wash basin and WC. Modern grey tiling creates a smart backdrop, complemented by patterned flooring and a large window bringing in plenty of natural light.

Outside, the rear garden deserves mention and feels considerably more established than you might expect from a home completed only a few years ago. A broad paved terrace immediately adjoining the house creates plenty of room for outdoor seating, barbecues and summer entertaining, opening onto a generous central lawn bordered by colourful, carefully tended planting.

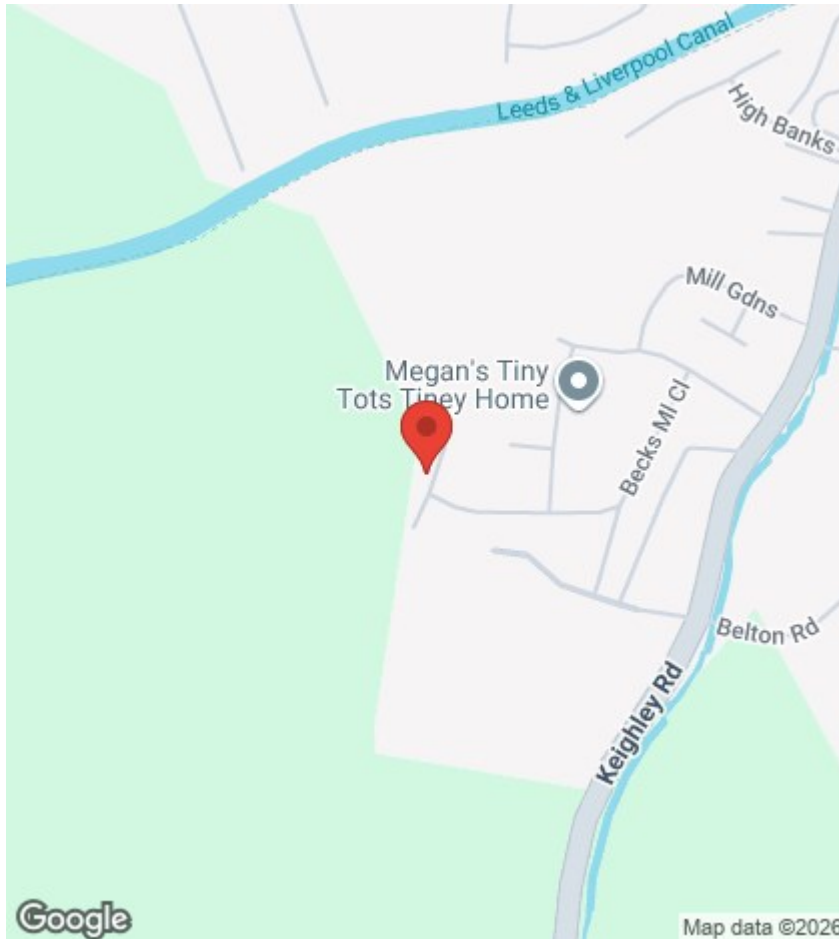
Fully enclosed by fencing, the garden offers a secure and highly usable outdoor space for children and pets, while the more open aspect beyond the boundary provides glimpses towards the surrounding countryside and gives the garden a lovely feeling of space. There is also useful external storage tucked neatly to one side. To the front, the property has an attractive planted frontage alongside off-road parking.

For buyers looking for an alternative route onto or along the property ladder, the home is available through Shared Ownership with Yorkshire Housing Association, allowing an eligible purchaser to buy a share of the property and pay rent on the remaining share. Depending upon the terms of the individual lease, shared owners may also have the opportunity to purchase further shares over time through staircasing. Importantly, for buyers who would prefer outright ownership from the outset, the property is also available to purchase at 100% ownership. Full details of the available share, rent, service charges, eligibility criteria and lease terms should be confirmed as part of the purchasing process.

### The Location

Becks Mill Close sits within the popular town of Silsden, perfectly placed for buyers who want the convenience of a thriving community while keeping the Yorkshire countryside firmly on the doorstep. Silsden offers a good selection of everyday amenities, independent shops, cafés, pubs and places to eat, together with schooling and recreational facilities. The Leeds-Liverpool Canal and surrounding countryside provide plenty of opportunities for walking and enjoying the outdoors, while nearby Steeton & Silsden railway station makes commuting towards Skipton, Keighley, Bradford and Leeds straightforward. The neighbouring towns and villages of Skipton, Ilkley, Addingham and Cross Hills are also within easy reach, making this a superb base from which to enjoy both town and country life. For those wanting a modern, easy-to-maintain home with flexible purchasing options, excellent bedroom sizes and a garden you'll genuinely want to spend time in, 61 Becks Mill Close is well worth viewing.

## ADDITIONAL DETAILS



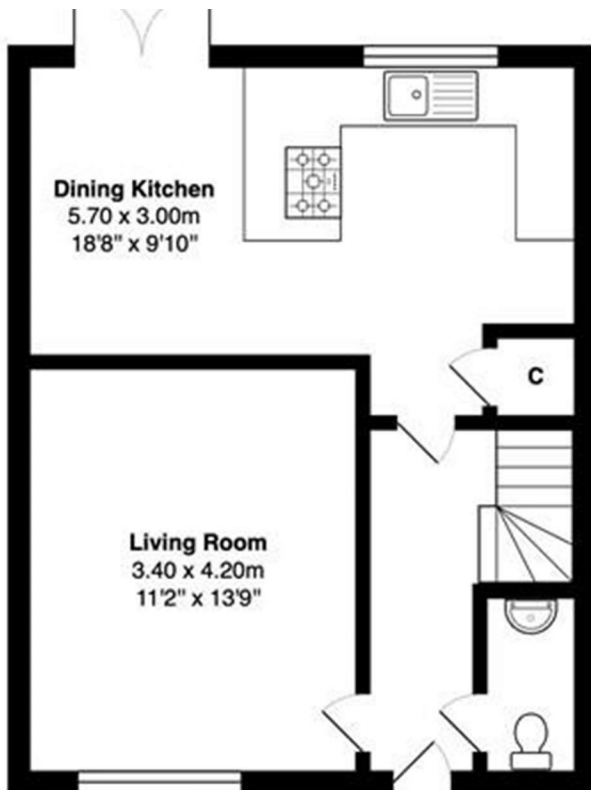
## Viewings

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

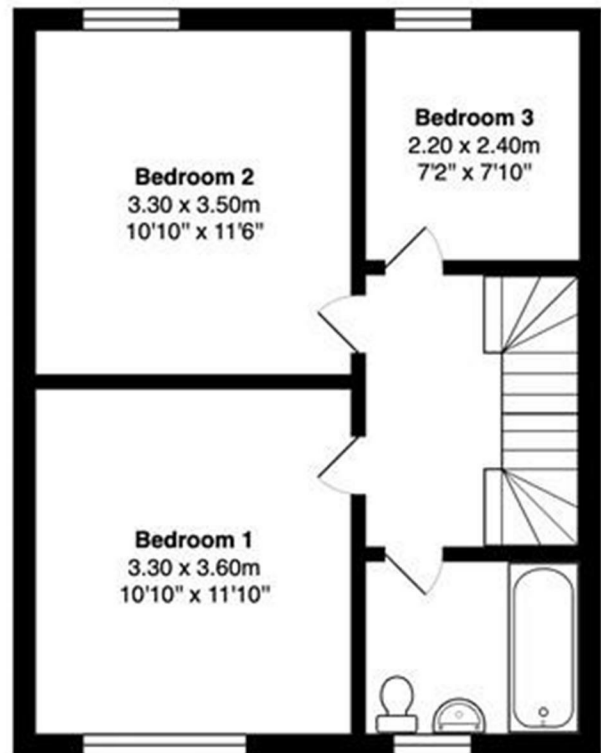
## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Ground Floor



First Floor

Total Area: 83.8 m<sup>2</sup> 902 ft<sup>2</sup>