



Weavers Walk, Silsden, BD20 9PZ

Asking Price £175,000

- NO UPPER CHAIN
- PRIVATE PARKING SPACE
- ARRANGED OVER THREE FLOORS
- LUXURIOUS PRINCIPAL BEDROOM WITH WALK-IN WARDROBE
- SOUGHT-AFTER LOCATION
- THREE BED MAISONETTE
- DOUBLE GARAGE
- SPACIOUS DINING KITCHEN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES

# Weavers Walk, Silsden, BD20 9PZ

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Council Tax Band: C



## **PROPERTY DETAILS**

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The accommodation begins with a welcoming entrance hall leading to the first-floor landing, where an attractive open staircase rises to the second floor. The fabulous sitting room is a real highlight, featuring a raised plinth area, two front-facing windows and a large, recessed space that creates a bright yet cosy atmosphere, ideal for relaxing or entertaining.

The spacious dining kitchen is equally impressive, also benefiting from a feature raised plinth and a thoughtfully designed layout with attractive views over the courtyard. This floor also offers a well-proportioned bedroom, perfect for guests, family living or home working.

On the second floor, a generous landing with side elevation window leads to the luxurious principal bedroom, complete with bespoke fitted furniture, an impressive walk-in wardrobe and a charming dormer feature. A further spacious double bedroom also enjoys a feature dormer, while the stylish four-piece bathroom provides a touch of luxury with high-quality fittings and ample space.

Externally, the property benefits from a double garage with an up-and-over door, providing excellent storage and secure parking.

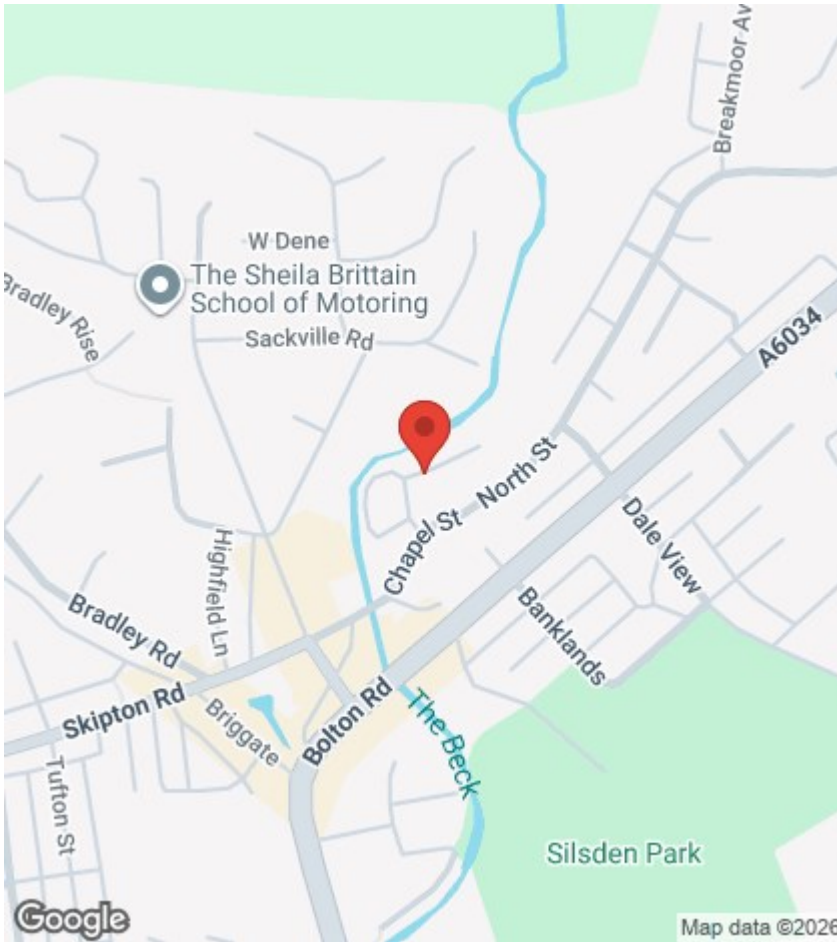
Situated within the exclusive and select development of Weavers Walk, the property enjoys a peaceful setting just a short stroll from the town centre. The vibrant main street offers an excellent range of amenities including coffee shops, bars, restaurants, highly regarded primary schools and excellent commuting links.

For buyers seeking generous living space, individuality, outstanding value for money and a highly sought-after location, this exceptional home could be exactly what you have been looking for.

## **ADDITIONAL DETAILS**

Tenure is leasehold, with the apartment held on a lease believed to be approximately 999 years with around 968 years remaining.

The service charge is approx £550 annually and covers building insurance and general maintenance of all communal areas.



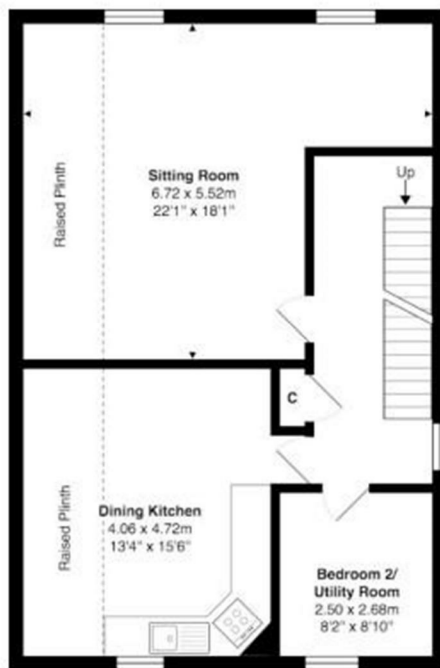
## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Second Floor

Total Area: 116.1 m<sup>2</sup> ... 1250 ft<sup>2</sup>

All measurements are approximate and for display purposes only