



Bolton Road, Silsden, BD20 0JT

Asking Price £475,000

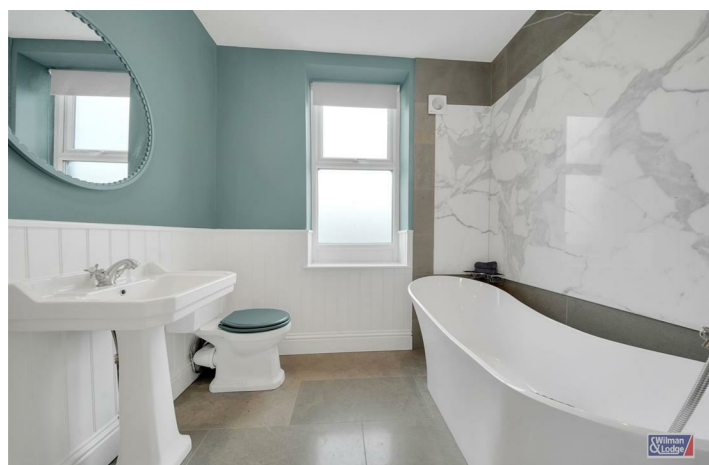
- SPACIOUS SIX BEDROOM FAMILY HOME
- CHARMING FRONT COURTYARD & REAR ENCLOSED GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT WITH STYLE & VERSITILITY AT EVERY TURN
- GENEROUS SITING ROOM WITH MULTI-FUEL STOVE
- PRACTICAL UTILITY AREA & GROUND FLOOR WC
- ARRANGED OVER FOUR FLOORS
- OFF-ROAD PARKING TO THE REAR
- SHOWPIECE DINING KITCHEN WITH QUARTZ WORKTOPS & PREMIUM APPLIANCES
- MASTER BEDROOM WITH EN-SUITE
- HIGHLY SOUGHT-AFTER LOCATION

# Bolton Road, Silsden, BD20 0JT

Behind the front door of No.77 lies a home that offers a fabulous interior where the vendors have put a lot of thought and a great deal of attention to create this wonderful family home. Fully renovated to the highest standard, this property offers style, space and flexibility across four floors, with breathtaking rooftop and hillside views, a private enclosed garden and off-street parking.



Council Tax Band: D



## PROPERTY DETAILS

Behind the front door of No.77 lies a home that offers a fabulous interior where the vendors have put a lot of thought and a great deal of attention to create this wonderful family home. Fully renovated to the highest standard by Wharfedale Interiors of Ilkley, this property offers style, space and flexibility across four floors, with breathtaking rooftop and hillside views, a private enclosed garden and off-street parking.

Descending to the lower ground floor reveals a delightful and versatile family room. Currently used as a children's playroom, this light-filled space could equally serve as a home office, teenager's den or creative studio. Built-in storage and garden views make it as practical as it is welcoming.

The ground floor sets the tone for this impressive home. From the moment you enter, the spacious hallway impresses with its original coving, high ceilings, wood panelling and natural stone tiled flooring. The showpiece kitchen and dining space is the true heart of the home, filled with natural light from dual aspect windows and finished with luxurious oak Versailles parquet flooring. Solid Ash cabinetry, Silestone quartz worktops and premium Smeg and Neff appliances make this kitchen a dream for both cooking and entertaining, while a large island with breakfast bar provides a perfect family gathering spot. Open to the kitchen is the stylish sitting room, where two large windows overlook the garden and a feature fireplace with multi-fuel stove creates a cosy yet elegant atmosphere. Completing this level is a practical utility area and a beautifully appointed WC with quartz-topped vanity.

The first floor is home to two generous double bedrooms, including a rear-facing principal suite with stylish ensuite shower room, complete with drencher shower and bespoke tiling. To the front, a large bay window floods the second double bedroom with natural light, offering treetop views and ample space for a reading corner. A luxurious house bathroom serves this floor, with underfloor heating, natural stone tiling and a statement freestanding Lusso stone bath – the perfect spot for relaxation. Also on this level is a fully fitted dressing room with bespoke cabinetry, which could also be used as a nursery or home office.

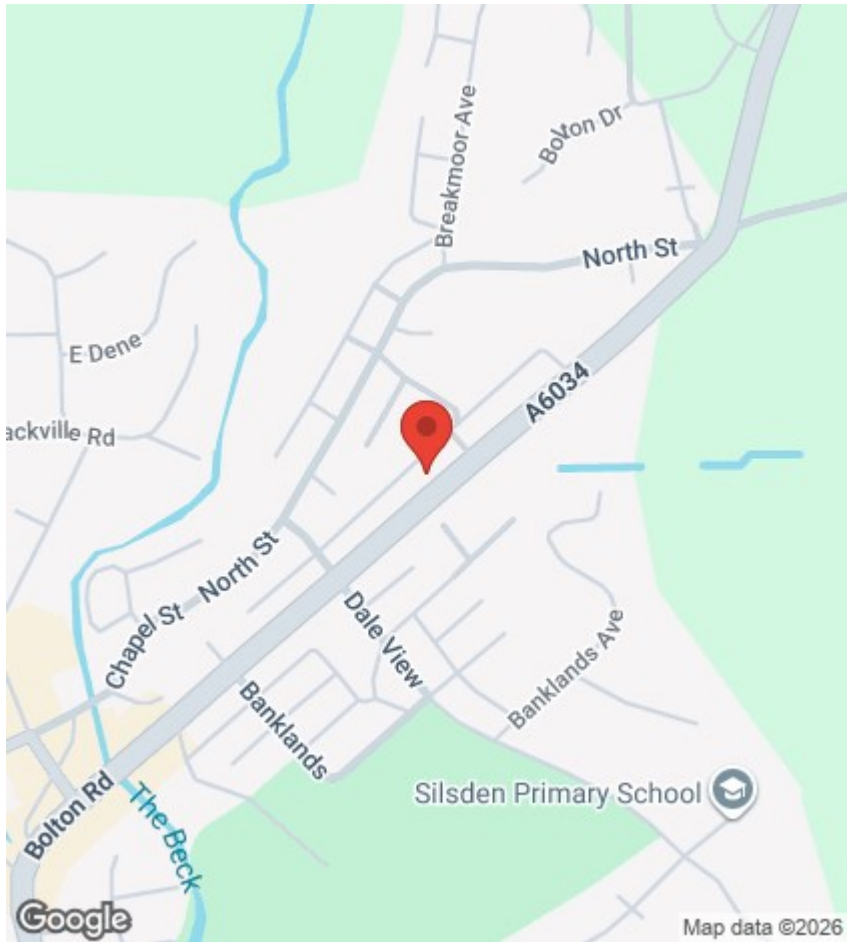
The top floor offers yet more versatility, making it ideal for teenagers or extended family. Here you'll find two further double bedrooms with far-reaching views across the valley, along with a modern bathroom featuring bath and shower. A further room on this level works perfectly as a home office or sixth bedroom, depending on your needs.

Externally, this home is equally impressive. To the front is a charming Yorkshire stone courtyard framed with planting and original features, while to the rear lies a private, enclosed garden with low maintenance astro turf, stone patio and a coded gate for security. Off-street parking is provided at the rear, with the option to rent an additional space if required.

Set in the thriving village of Silsden, this home enjoys an enviable position with excellent local facilities including shops, supermarket, primary school, churches, pubs and eateries. Situated midway between Skipton and Ilkley and just minutes from Steeton & Silsden railway station, it offers excellent commuter links to Leeds, Bradford and beyond to London King's Cross.

This is more than a house – it's a beautifully designed family home offering space, style and versatility at every turn. Internal viewing is essential to appreciate the quality and finish that make No.77 truly special.





## Viewings

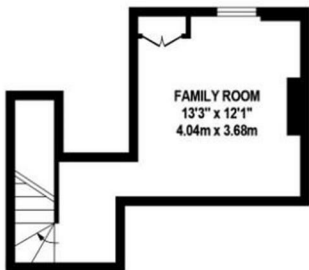
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

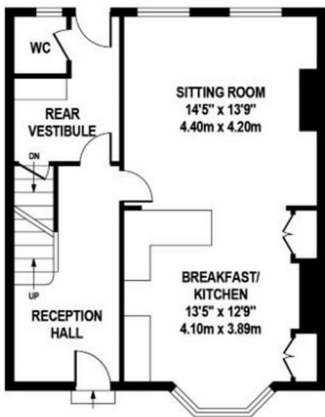
D

| 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>                            |         |                         |
| (55-68) <b>D</b>                            | 67      | 77                      |
| (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 |

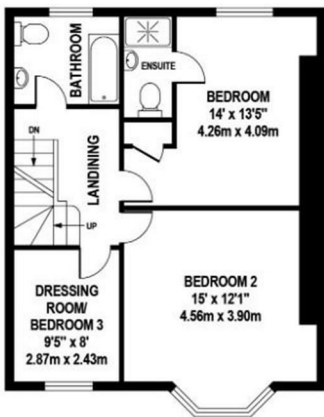
LOWER GROUND FLOOR  
238 sq.ft. (22.12 sq.m.) approx.



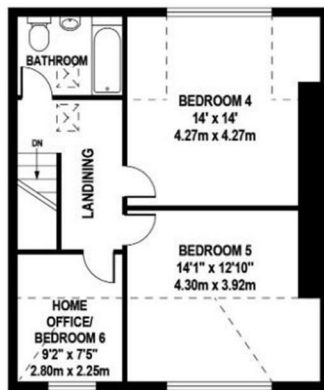
GROUND FLOOR  
627 sq.ft. (58.29 sq.m.) approx.



FIRST FLOOR  
627 sq.ft. (58.29 sq.m.) approx.



SECOND FLOOR  
616 sq.ft. (57.27 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.97 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.