



The Mallards, Silsden, BD20 0NT

Asking Price £469,950

- DETACHED PROPERTY
- GARDENS TO FRONT & REAR
- MASTER BEDROOM WITH EN-SUITE
- SNUG / HOME OFFICE
- QUIET CUL-DE-SAC LOCATION
- FOUR DOUBLE BEDROOMS
- SINGLE GARAGE & DRIVEWAY
- LIGHT FILLED CONSERVATORY
- GAS CENTRAL HEATING THROUGHOUT
- IDEAL FAMILY HOME

The Mallards, Silsden BD20 0NT

A rare opportunity to acquire this superb four double bedroom detached family home, beautifully positioned within a quiet and highly desirable cul-de-sac. Immaculately presented and lovingly maintained by the current owners, this exceptional property offers spacious and versatile accommodation across two floors, perfectly suited to modern family living and those working from home.



Council Tax Band: E



PROPERTY DETAILS

A rare opportunity to acquire this superb four double bedroom detached family home, beautifully positioned within a quiet and highly desirable cul-de-sac, just a short stroll along a pleasant pedestrian pathway to the heart of the sought-after town of Silsden. Immaculately presented and lovingly maintained by the current owners, this exceptional property offers spacious and versatile accommodation across two floors, perfectly suited to modern family living and those working from home. Externally, the property has recently been thoughtfully landscaped with low-maintenance living in mind, creating attractive outdoor spaces ideal for relaxing and entertaining.

Upon entering, you are welcomed by an impressive entrance hallway featuring a striking open staircase rising to the first floor and stylish wood-effect flooring which continues throughout much of the ground floor. To the left is a stunning principal sitting room, centred around a contemporary wall-mounted electric fire, creating a warm and inviting atmosphere. An archway leads seamlessly into a versatile snug or home office, which in turn opens into a fabulous conservatory - a light-filled additional reception space that the current owners particularly enjoy for relaxing throughout the seasons.

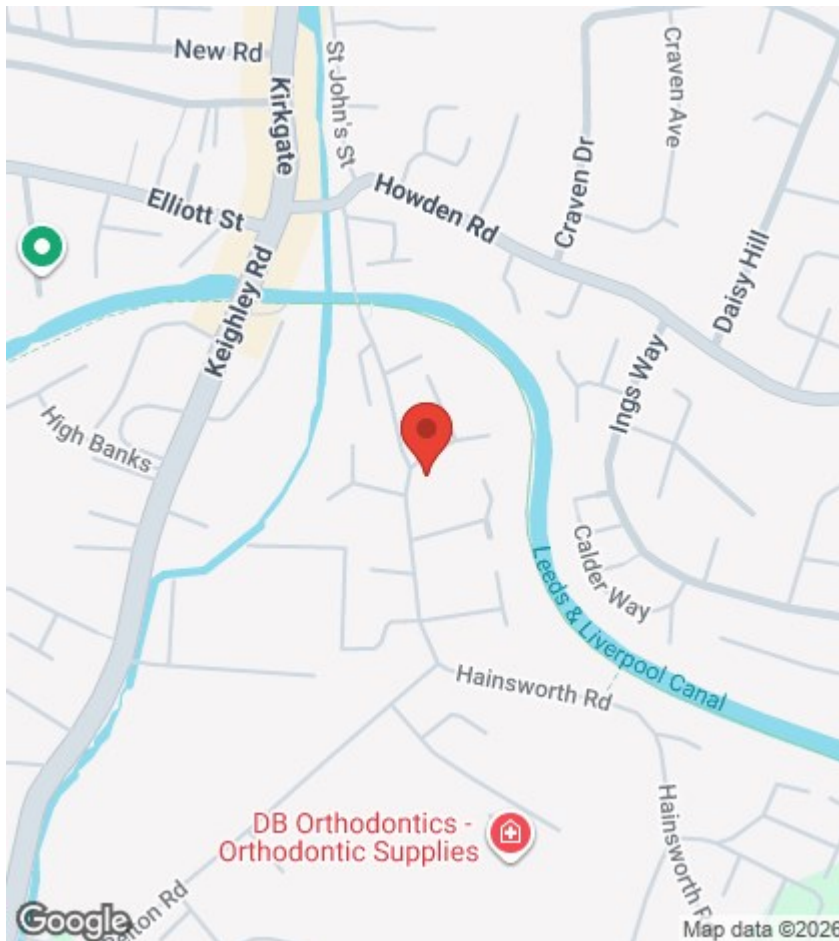
To the right of the hallway is an elegant formal dining room, again finished with the same stylish flooring, providing the perfect setting for family gatherings and entertaining guests. To the rear of the property lies the heart of the home: a beautifully appointed bespoke breakfast kitchen featuring a central breakfast bar, integrated appliances and French doors opening directly onto the rear garden, effortlessly blending indoor and outdoor living. A useful cloakroom/W.C. completes the ground floor accommodation.

The first floor offers a spacious landing leading to an impressive principal bedroom complete with a luxurious en-suite shower room. There are three further good sized double bedrooms, all beautifully presented, along with a stunning four-piece family bathroom finished to a high standard.

Outside, the property occupies a generous plot with attractive landscaped gardens to both front and rear. The front garden features a well-maintained lawn alongside a block-paved driveway providing ample off-road parking and access to the adjoining single garage. Pathways and mature planted borders lead around to the rear where a private enclosed paved garden creates the ideal space for outdoor dining, entertaining and enjoying the peaceful surroundings.

Silsden continues to be one of the area's most desirable locations, offering a vibrant and welcoming community atmosphere. The bustling main street hosts an excellent selection of independent shops, cafés, restaurants and coffee houses, while the picturesque waterfall and resident ducks add to the town's charm. The area is also highly regarded for its excellent schools and outstanding transport connections, with the train station only a ten-minute walk away, providing convenient access to the major business centres throughout North and West Yorkshire.

For buyers seeking a superior four-bedroom family home in a peaceful yet highly convenient location close to excellent amenities, this outstanding property is certain to impress.



Viewings

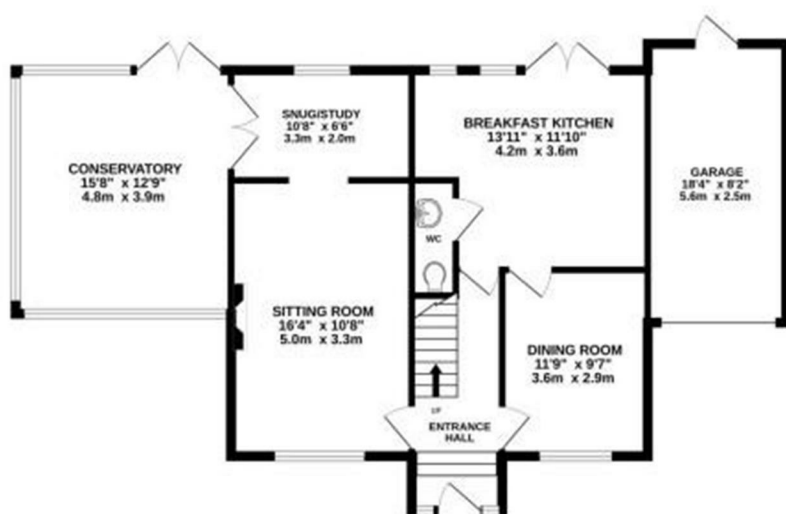
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

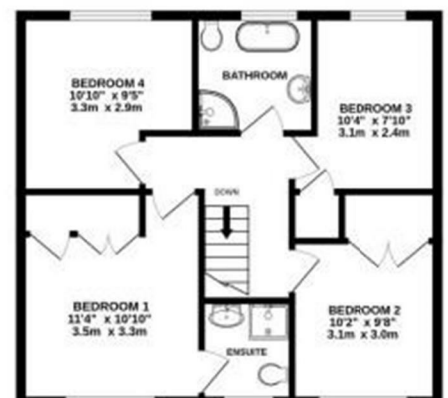
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
891 sq. ft. (82.8 sq. m.) approx.



FIRST FLOOR
560 sq. ft. (52.0 sq. m.) approx.



TOTAL FLOOR AREA : 1452 sq. ft. (134.9 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.
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