



23 Lowfield Crescent, Silsden, BD20 0QE

Asking Price £595,000

- IMPRESSIVE EXTENDED FOUR BEDROOM DETACHED HOME
- STUNNING FAR REACHING COUNTRYSIDE AND CANAL VIEWS
- FABULOUS OPEN PLAN KITCHEN/DINER
- DELIGHTFUL SOUTH FACING LANDSCAPED GARDEN
- CLOSE TO AMENITIES
- BEAUTIFULLY POSITIONED ON THE EDGE OF ADDINGHAM MOORSIDE
- EXCEPTIONALLY VERSATILE LAYOUT
- FURTHER POTENTIAL TO EXTEND
- TWO GARAGES AND DRIVEWAYS
- BOOK YOUR VIEWING NOW

23 Lowfield Crescent, Silsden BD20 0QE

An exceptionally versatile, detached family home with four-bedroom potential, two garages, generous driveway parking and a stunning open countryside setting.



Council Tax Band: E



PROPERTY DETAILS

Occupying an enviable position on the fringes of Silsden, this impressive, detached home offers an exceptionally versatile layout, wonderful outdoor space and a setting that is becoming increasingly difficult to find. Backing directly onto open fields and rolling countryside, the property enjoys far-reaching views extending towards the Leeds Liverpool canal and beyond to the spectacular landscape.

The property has been lovingly refurbished by the current owner to create a truly outstanding home. Offering the flexibility of either three or four double bedrooms, the accommodation is ideally suited to modern family living and can be adapted to meet the individual needs of its new owners. The ground floor provides a welcoming entrance hallway, a superb dining kitchen with bi-fold doors opening directly onto the garden, framing the outstanding countryside views, a generous sitting room, a versatile snug or potential fourth bedroom, a further double bedroom, family bathroom and separate utility room. To the first floor are two further generous double bedrooms and a contemporary shower room.

The dining kitchen provides the natural heart of the home with attractive bio fuel fire, Amtico flooring, a practical range of fitted units and most importantly, bi-fold doors which open onto the rear garden and allow the magnificent surrounding landscape to become part of the living space. The beautifully presented sitting room provides a comfortable second reception area, whilst the additional snug offers exceptional flexibility as a home office, playroom, additional sitting room or fourth double bedroom, complete with patio doors leading directly outside.

The first-floor principal bedroom benefits from a walk in wardrobe and the property's wonderful setting, with views across the surrounding fields towards the canal. A second double bedroom features an extensive range of fitted wardrobes. A well-appointed contemporary shower room completes the upper floor.

Externally, the property continues to impress. The rear south facing garden is undoubtedly one of its most outstanding features, backing directly onto open fields with uninterrupted views across the surrounding countryside and towards the canal. Generous, paved seating areas provide the perfect setting for outdoor entertaining, while a shaped lawn, large greenhouse and established boundaries create an attractive and private garden environment. Beyond the immediate well maintained garden, the views stretch towards Addingham Moorside, providing a wonderful sense of space and openness that is rarely found with properties of this type.

The property also offers the considerable benefit of two garages, providing an exceptional amount of storage, parking and potential. The larger garage has been constructed with foundations designed to support a second-storey extension if required, subject to relevant planning permissions. A substantial driveway to the front provides parking for several vehicles, complemented by a landscaped rockery garden and pedestrian access to the rear. Further enhancing the property's appeal are solar panels, which contribute towards the

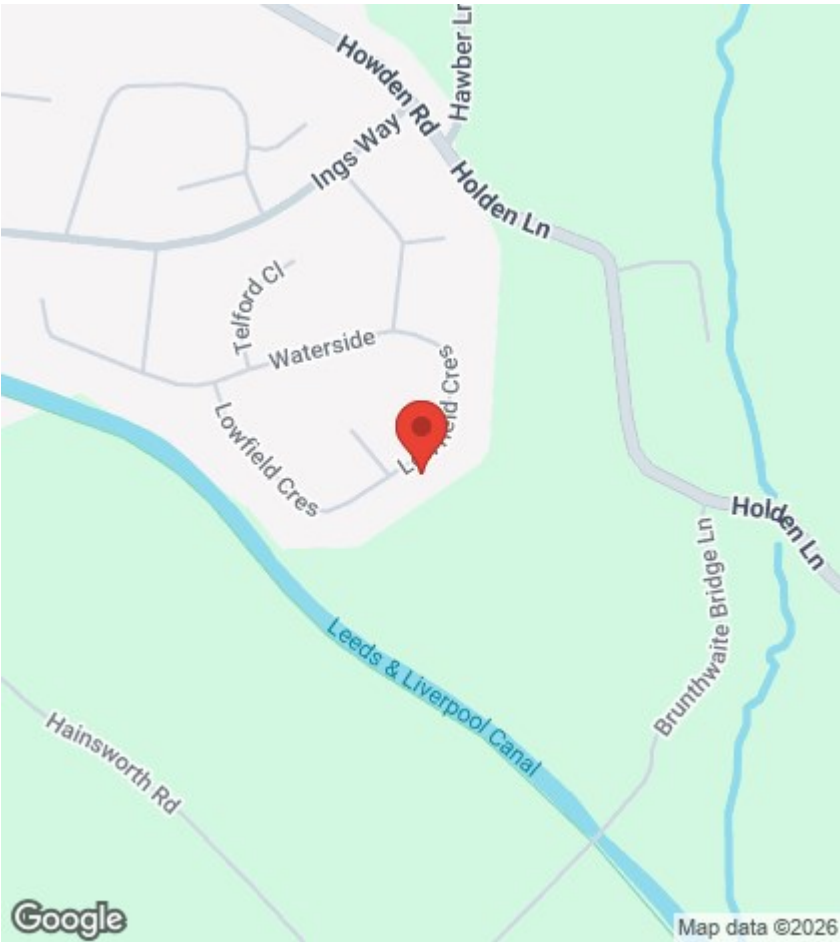
running costs, together with gas central heating and uPVC double glazing. The combination of its detached position, particularly impressive open countryside setting, flexible four-bedroom potential, two garages and extensive parking makes this a rare opportunity within this popular part of Silsden.

Silsden itself is a thriving and well-connected community, offering a wide range of everyday amenities within easy reach, including independent shops, restaurants, supermarkets and a popular primary school. The nearby Steeton & Silsden railway station provides excellent transport connections, while the surrounding Aire Valley and Yorkshire countryside offer an abundance of opportunities for walking, cycling and enjoying the great outdoors.

This is a property where the setting truly must be seen to be appreciated. With its remarkable views, exceptional versatility, generous outside space and two garages, this is a home that offers far more than initially meets the eye and represents a superb opportunity for those seeking a detached family home with an enviable countryside outlook.







Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	90
(69-80) C		
(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		

