



## Wharfe Court, Silsden, BD20 0QD

**Offers Over £369,950**

- FOUR BED TOWN HOUSE
- INTEGRAL GARAGE WITH E.V CHARGING POINT
- IMPRESSIVE CANAL SIDE LOCATION
- BALCONY WITH VIEWS
- VIEWING IS A MUST
- SOUTH FACING LANDSCAPED GARDEN
- PRIVATE PARKING
- PRIVATE MOORING RIGHTS
- MASTER BEDROOM WITH EN-SUITE



# Wharfe Court, Silsden BD20 0QD

Wilman and Lodge are thrilled to present this STUNNING, CANAL-SIDE, TOWNHOUSE, offering superb FOUR-BEDROOM accommodation. This beautifully designed and versatile home is PERFECT FOR A VARIETY OF BUYERS and includes INTEGRAL GARAGE, PARKING and SOUTH FACING GARDEN.



Council Tax Band: E



## PROPERTY DETAILS

Homes of this quality in such a sought-after location are rarely available. If this versatile family home suits your needs, don't miss out -schedule a viewing today!

Wilman and Lodge are thrilled to present this stunning, canal-side townhouse, offering superb four-bedroom accommodation spread across three floors. This beautifully designed and versatile home is perfect for a variety of buyers. An internal viewing is essential to truly appreciate the space, quality, prime location and breathtaking views.

The property features an inviting entrance hall with access to both the lower ground floor and first floor. The lower ground floor includes a spacious lounge with patio doors opening out onto the patio with canal side views, a dining area and a stylish kitchen with a separate utility room plus access from the kitchen out to a delightful conservatory.

On the upper floor is a sitting room/fourth bedroom with direct access to a private balcony having stunning views over the canal and hills beyond. There is also a well presented house bathroom on this level with a three piece white suite. Access out from the hall which features a port hole window to the street level and garage.

The upper floor has loft access to a spacious boarded loft. There is also a master bedroom with fitted wardrobes and a en-suite luxury bathroom room with a free standing bath, a second double bedroom also with fitted wardrobes and a good sized single bedroom.

Externally, the home benefits from a parking area and an integral garage with a EV electric charge point at the front, while the rear boasts a beautifully landscaped, south facing garden that backs onto the canal -creating a peaceful and picturesque setting ideal for alfresco dining and entertaining, plus the added bonus of mooring rights.

Wharfe Court is just a short walk from the vibrant town centre, offering an array of independent shops, cafes, bars, restaurants and supermarkets. The area is well-served by an excellent bus network, and Steeton & Silsden train station -just a five-minute drive away, provides quick and convenient links to Skipton, Leeds and beyond.

Silsden itself is a charming market town with a strong community spirit, featuring a popular primary school, a town hall, a scenic park, and the picturesque Leeds-Liverpool Canal running through it.





Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	85
(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	



Total Area: 139.6 m² ... 1503 ft²

All measurements are approximate and for display purposes only