



High Banks, Silsden, BD20 0FA

Asking Price £288,000

- THREE BED TOWNHOUSE
- CHARMING REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FABULOUS VIEWS
- BACKING ONTO THE LEEDS / LIVERPOOL CANAL
- OFF ROAD PARKING
- STYLISH DECOR THROUGHOUT
- UTILITY AND OFFICE AREA
- SOUGHT AFTER AREA

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Beautifully presented throughout this three-bed townhouse is sure to tick all the boxes. Deceptively spacious throughout with off road parking, enclosed rear garden and fantastic views -this outstanding property certainly appeals to a wide variety of buyers.



Council Tax Band: D



PROPERTY DETAILS

Perfectly positioned within this extremely desirable residential setting and backing directly onto the picturesque Leeds and Liverpool Canal, this exceptional three-bedroom family home offers a wonderful blend of space, style and location. Beautifully presented throughout, the current owners have thoughtfully enhanced the property to feature the addition of a highly practical home office with separate utility area, while upgrading fixtures and fittings to create a home ready to move straight into.

The accommodation begins with a spacious and welcoming entrance hall featuring a downstairs W.C. and walk-in understairs storage. The lower ground floor has been cleverly redesigned to provide a superb home office environment, ideal for modern living and working from home, alongside a well-appointed utility room.

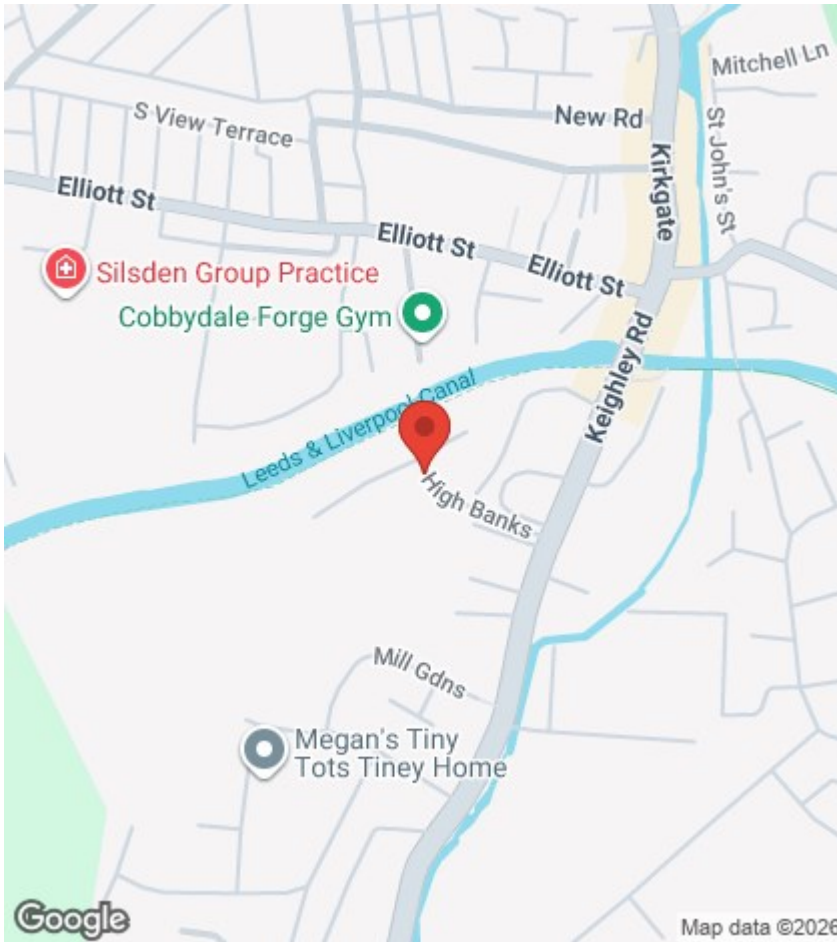
To the first floor is a superb living space where comfort meets style. The elegant living room enjoys two front-facing windows and a deep feature recess, complemented by recently fitted carpeting that adds warmth and luxury. To the rear, the impressive dining kitchen is flooded with natural light and enjoys delightful views over the garden and across the canal, creating a wonderful setting for both everyday living and entertaining.

The second floor hosts the beautifully presented sleeping accommodation, including a generous principal bedroom complete with a luxury en-suite shower room. Two further well-proportioned bedrooms provide ideal space for family or guests and are served by a stylish house bathroom finished to a high standard. A boarded out loft space can be accessed via a pull down ladder -ideal for extra storage.

Externally the property continues to impress with an integrated garage and off-road parking for two vehicles. Steps to the side of the property lead to a charming rear garden. The enclosed lawn and composite decking area create the perfect space for outdoor dining, summer barbecues and relaxed entertaining, all while enjoying the peaceful waterside backdrop as swans, ducks and canal barges gently pass by.

The nearby town of Silsden offers an excellent range of everyday amenities including supermarkets, coffee shops, bars, restaurants, primary schools, doctors and dentists. Regular bus services connect surrounding towns and villages, while rail links are conveniently available from nearby Steeton, making this an ideal location for commuters and families alike.

For buyers seeking a beautifully presented family home in an idyllic Canalside setting, just a short stroll from excellent amenities, this outstanding property truly deserves to be seen.



Viewings

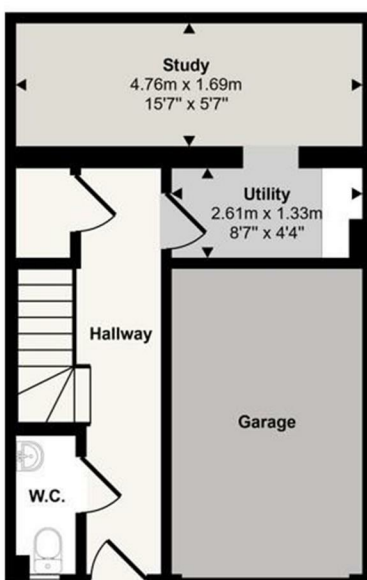
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

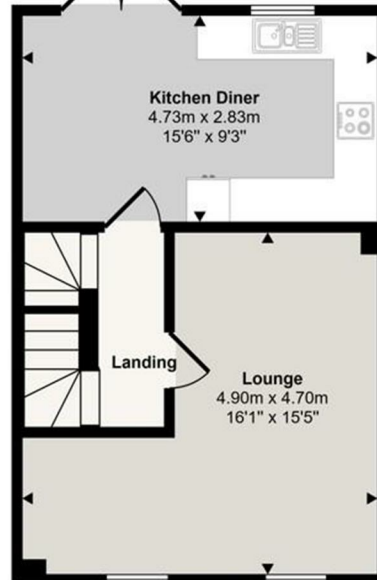
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

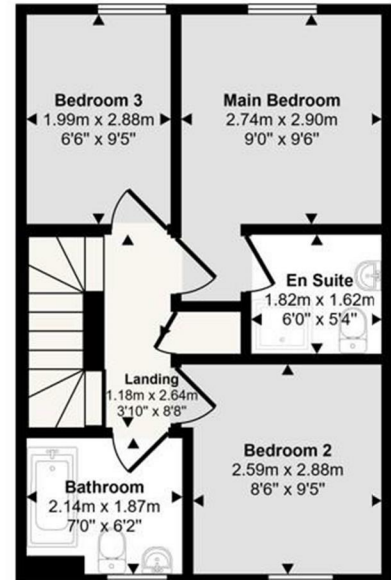
Approx Gross Internal Area
111 sq m / 1194 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 37 sq m / 398 sq ft



Second Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.