



Swale Court, Silsden BD20 0QL

Price Guide £300,000

- NO UPPER CHAIN
- FOUR BEDROOMS
- INTEGRAL GARAGE
- FANTASTIC VIEWS
- SOUGHT AFTER LOCATION
- SUPERB TOWNHOUSE
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES

Swale Court, Silsden BD20 0QL

This deceptively SPACIOUS FOUR-BEDROOM FAMILY HOME is situated in a QUIET AND PRIVATE LOCATION. Offering well-proportioned living accommodation SPREAD OVER FOUR FLOORS, the property includes an ENCLOSED REAR GARDEN, OFF-STREET PARKING AND AN INTEGRAL GARAGE.



Council Tax Band: F



PROPERTY DETAILS

This deceptively spacious four-bedroom family home is situated in a quiet and private location within the town of Silsden. Offering well-proportioned living accommodation spread over four floors, the property extends to approximately 1,600 square feet and includes an enclosed rear garden, off-street parking and an integral garage.

A superb opportunity to acquire a versatile townhouse, this home is located in a sought-after area close to the centre of Silsden. The ground floor features an entrance hall leading to a cloakroom with a two-piece suite, a sitting room with sliding doors opening onto a beautifully presented enclosed rear garden and useful under-stairs storage. This level also provides access to the integral garage.

On the first floor, there is a spacious living room and a well-appointed kitchen that flows into a generously sized dining room. The dining area offers access to a raised balcony, which enjoys lovely views overlooking the garden and beyond.

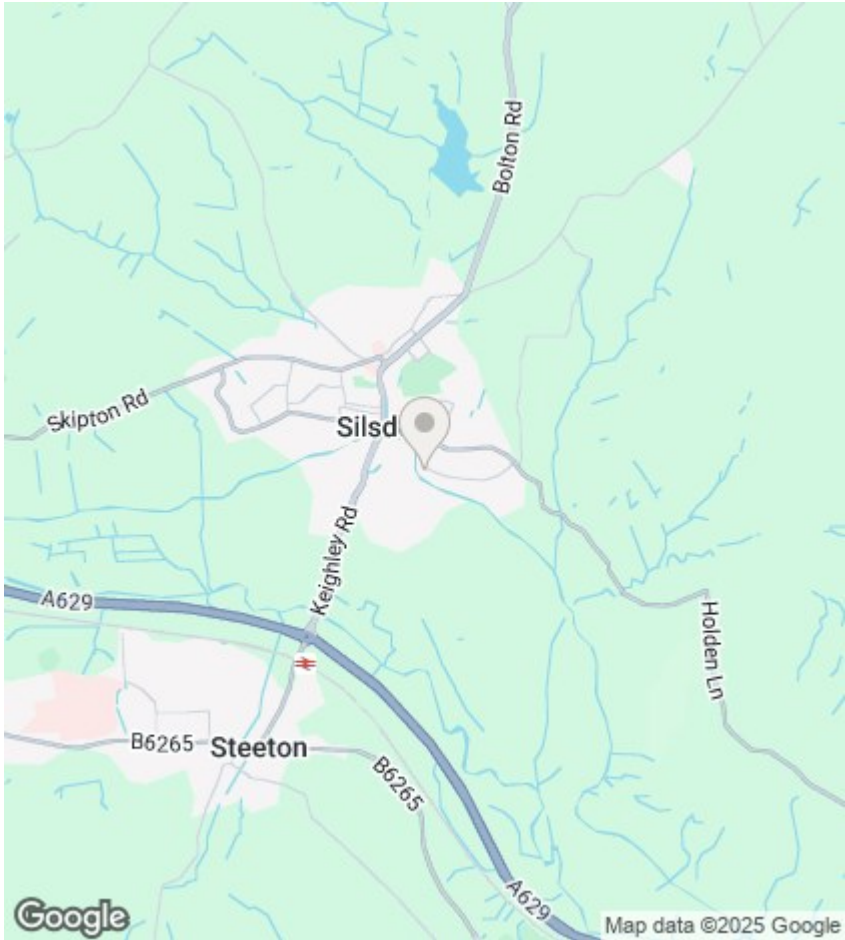
The second floor comprises three bedrooms and a house bathroom fitted with a modern three-piece suite, including a bath with an overhead shower, a sink and a WC set into a vanity unit.

The final double bedroom is located on the third floor, benefiting from ample eaves storage on both sides, a side window, a Velux window and laminate flooring.

Externally, the property features a single garage with parking in front, as well as additional visitor parking nearby. The enclosed rear garden is well-maintained and boasts a flagged patio seating area, a lawn, a greenhouse and a shed, creating a delightful outdoor space.

Offered with no upper chain, this home is an excellent opportunity for those seeking space and versatility. Viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Silsden is a highly desirable town with a wide range of local shops, including a supermarket, as well as several pubs and restaurants. The area offers picturesque walks through open countryside and along the canal towpath. For commuters, the town shares a railway station with nearby Steeton, providing train services to Bradford, Leeds and London Kings Cross. Major business centres in West Yorkshire and East Lancashire are within daily commuting distance, while Skipton, Keighley and Ilkley are all approximately six miles away.



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		84
(69-80) C	75	
(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

