



## Washburn Court, Silsden, BD20 0QZ

**Asking Price £359,950**

- TOWNHOUSE PROPERTY
- SOUTH FACING GARDEN
- INTEGRAL GARAGE
- ELEVATED BALCONY WITH BREATH TAKING VIEWS
- IMPRESSIVE PROPERTY
- 4 BEDROOMS
- PRIVATE DRIVEWAY
- CHARMING CANAL SIDE COURTYARD SETTING
- MASTER BEDROOM WITH EN-SUITE

# Washburn Court, Silsden BD20 0QZ

Tucked away in a charming canal-side courtyard, this exceptional townhouse offers 4 bedroom accommodation, complete with a private south-facing garden an integral garage and private drive way.



Council Tax Band: E



## PROPERTY DETAILS

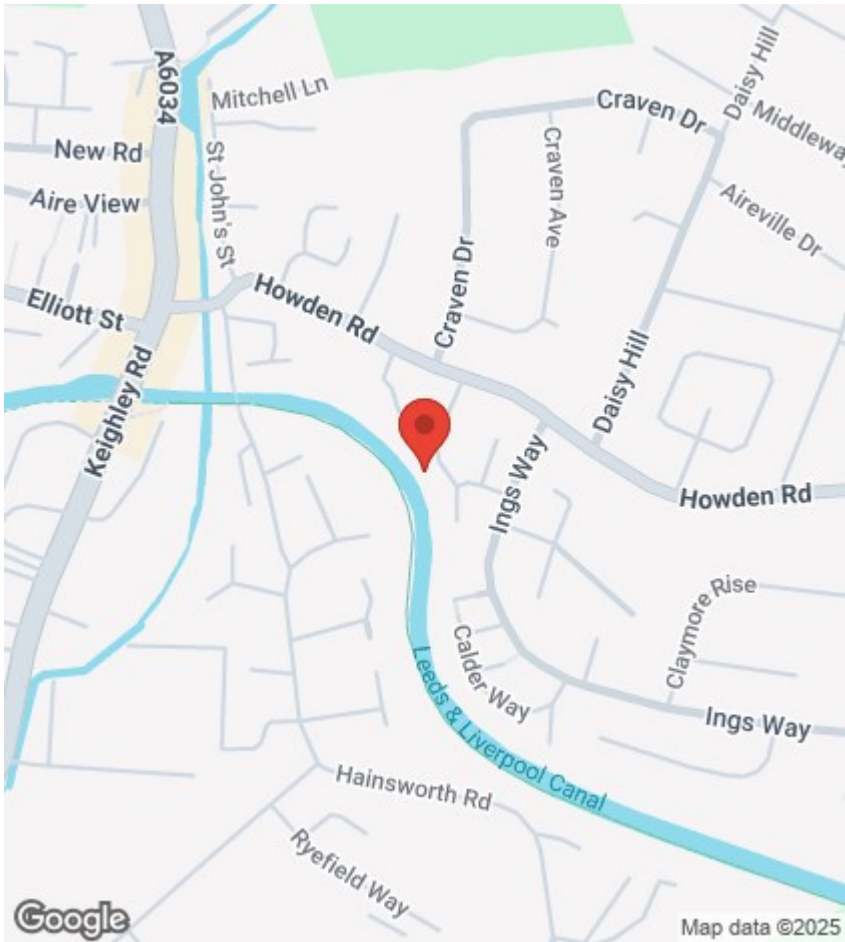
Tucked away in a charming canal-side courtyard, this exceptional townhouse offers a rare blend of style, space and location. Significantly enhanced by the current owners in recent years, the property now showcases a truly stunning 4 bedroom accommodation arranged over three thoughtfully designed floors, complete with a private south-facing garden and an elevated balcony commanding breath-taking views across the canal and valley beyond.

Step inside and discover a beautifully finished interior that flows with effortless style. The ground floor hosts a versatile space -perfect as a study, snug or fourth bedroom, featuring full-height glazed doors that open out to the balcony, offering uninterrupted vistas of rolling hills and shimmering waters. A sleek, contemporary house bathroom completes this level. Upstairs, you'll find three generously proportioned double bedrooms, all styled with modern elegance, alongside a spacious en-suite shower room to the principal suite.

The heart of the home lies on the lower ground floor where an open-plan living and dining area opens directly onto the canal-side garden via wide glazed sliding doors. A stunning dining kitchen, recently upgraded with quartz worktops and high-spec integrated appliances, shares this level, along with a well-appointed utility room -creating a practical yet luxurious living space ideal for both everyday family life and entertaining.

To the rear, the generous garden has been thoughtfully landscaped with low-maintenance flagging and stylish fencing, all set against the tranquil backdrop of the canal. With its sunny southerly aspect, it's the perfect spot for alfresco dining, morning coffees, or simply unwinding with the ever-changing canal scene as your view. To the front of the property is a private driveway leading to the integral garage, equipped with power, lighting, water supply and a combination boiler -adding excellent storage or potential for further use.

Perfectly positioned within easy walking distance of the town centre, you'll enjoy immediate access to a vibrant mix of cafes, pubs, restaurants, shops and local services. For commuters, Steeton & Silsden station offers direct rail connections to Skipton, Keighley and Leeds, placing you conveniently at the heart of West Yorkshire's transport network. This is a home that truly must be seen to be appreciated—a perfect balance of luxury, location and lifestyle. Prepare to be impressed.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.