



## The Paddock, St. Johns Close, Silsden, BD20 0AB

**Asking Price £389,950**

- DETACHED STONE BUILT BUNGALOW
- ADJOINING GARAGE
- SET WITHIN A GENEROUS LAWNED PLOT
- QUIET LOCATION
- FOUR BEDROOMS
- DRIVEWAY WITH AMPLE PARKING
- MASTER BEDROOM WITH EN-SUITE
- SUITED TO A VARIETY OF BUYERS

# The Paddock, St. Johns Close, Silsden BD20 0AB

This four-bedroom, detached stone-built bungalow occupies a generous, level plot in a peaceful yet remarkably convenient setting with adjoining garage and driveway providing ample off road parking.



Council Tax Band: C



## PROPERTY DETAILS

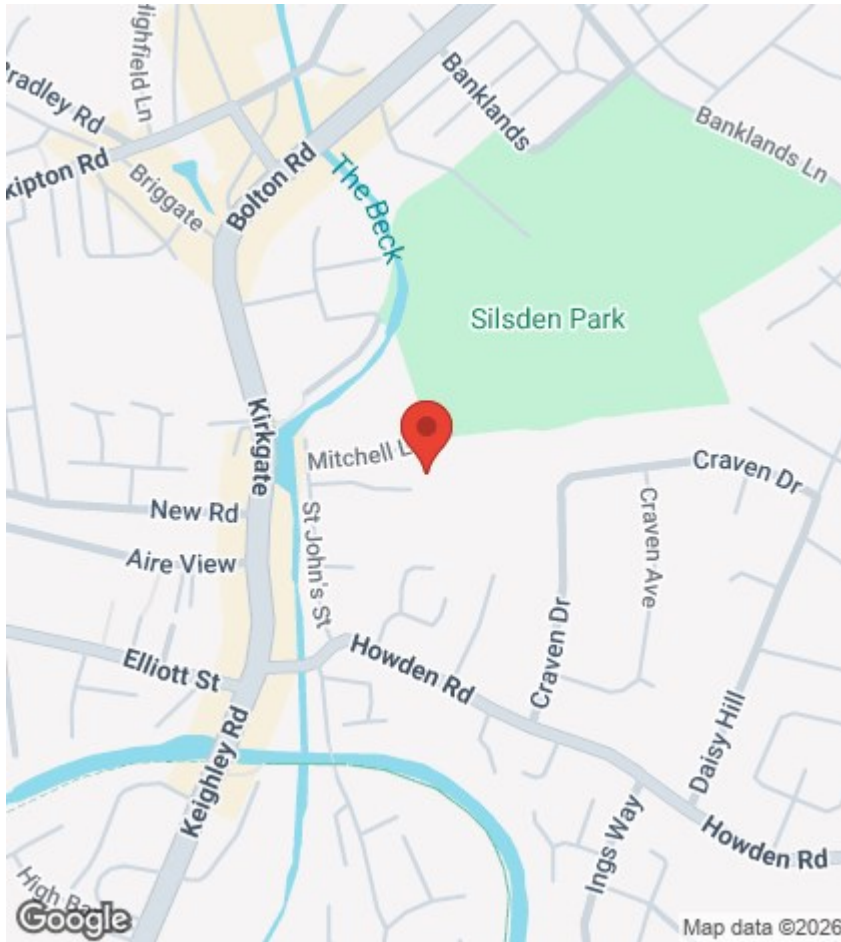
Offered to the market for the first time since 1996, this four-bedroom, detached stone-built bungalow occupies a generous, level plot in a peaceful yet remarkably convenient setting. Tucked away just beyond the beck and only a short stroll from the heart of the town centre, this is a rare opportunity - particularly in an area where bungalows in such central, level positions are seldom available. Ideal for retirees seeking spacious, easy-access living without compromising on location, the property also offers flexible accommodation well suited to families, making it an attractive choice for a wide range of buyers.

Step through the front door into a welcoming L-shaped entrance hall, immediately impressive in both scale and light. Feature skylight windows set into the ceiling flood the space with natural daylight, creating a bright and airy first impression. The sitting room is generously proportioned and filled with light from windows to the front and side elevations. Patio doors open seamlessly into the conservatory, enhancing the sense of space and connection to the garden. A striking stone feature fireplace forms an attractive focal point, adding warmth and character to the room. The conservatory itself is of excellent size - a versatile additional reception space perfect for relaxing or entertaining — and enjoys direct access to the gardens, allowing for effortless indoor-outdoor living during the warmer months. The breakfast kitchen is well-appointed and thoughtfully designed, featuring a range of integrated appliances and ample workspace. It also provides internal access to the adjoining garage, adding further convenience.

The principal bedroom benefits from its own en suite shower room, creating a comfortable and private retreat. There are three further double bedrooms, one of which is currently used as a formal dining room, demonstrating the flexibility of the layout. A well-equipped four-piece house bathroom serves the remaining accommodation.

Outside, the property sits within a predominantly lawned, level plot — ideal for ease of maintenance and accessibility. The driveway provides ample parking and leads to a substantial adjoining garage with electric door, power, lighting, and rear access, along with additional parking space.

Enjoying a quiet corner position in one of the area's most sought-after locations, the bungalow is just moments from a full range of amenities including coffee shops, independent boutiques, supermarkets, doctors, dentists, and excellent commuting links. For those seeking a truly individual, rarely available bungalow offering space, versatility, and the opportunity to create a home tailored to your own tastes, this exceptional property is well worth viewing.



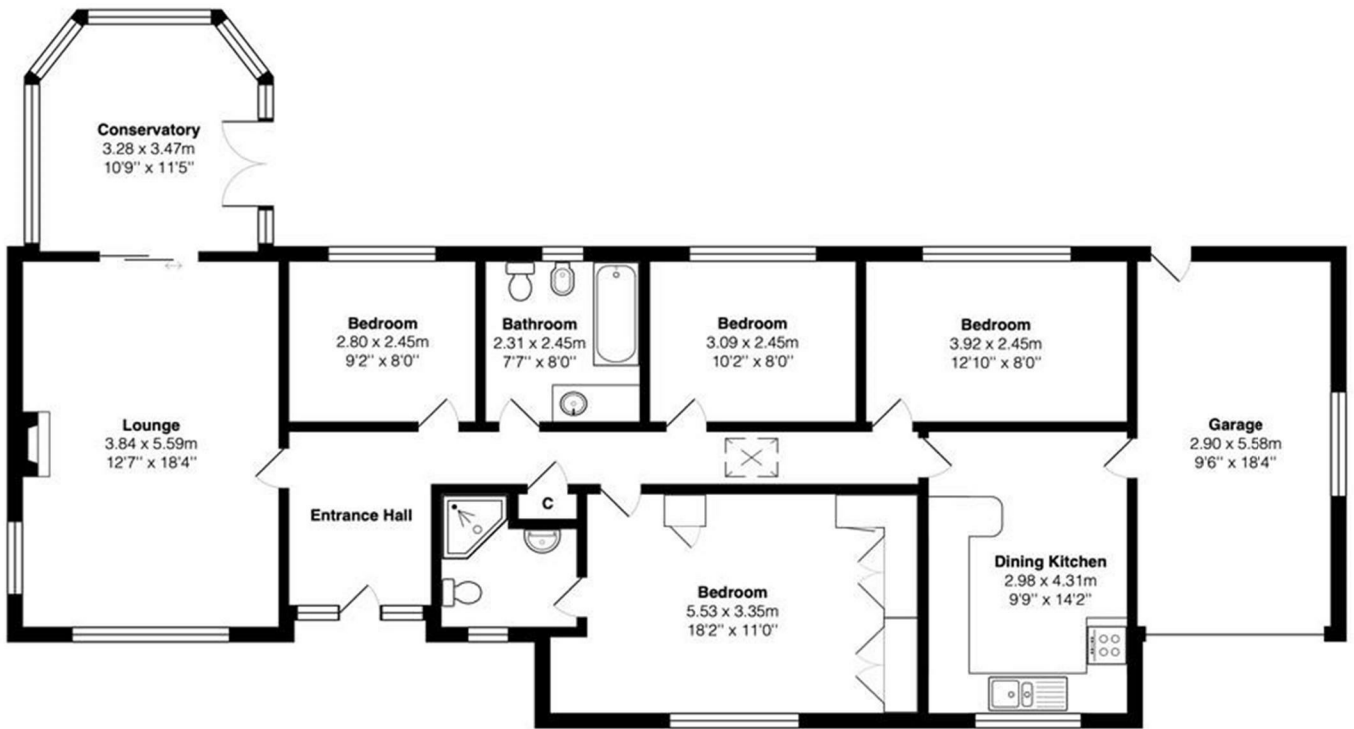
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Total Area: 131.9 m<sup>2</sup> ... 1420 ft<sup>2</sup>

All measurements are approximate and for display purposes only