



**Washburn Court, Silsden, BD20 0QZ**

**Asking Price £249,950**

- THREE BED TOWNHOUSE
- INTEGRAL SINGLE GARAGE
- LUXURY BATHROOM
- STUNNING VIEWS
- VIEWING ESSENTIAL
- DELIGHTFUL REAR GARDEN
- STUNNING KITCHEN
- PRIVATE COURTYARD SETTING
- DECEPTIVELY SPACIOUS THROUGHOUT

# Washburn Court, Silsden BD20 0QZ

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Council Tax Band: C



## PROPERTY DETAILS

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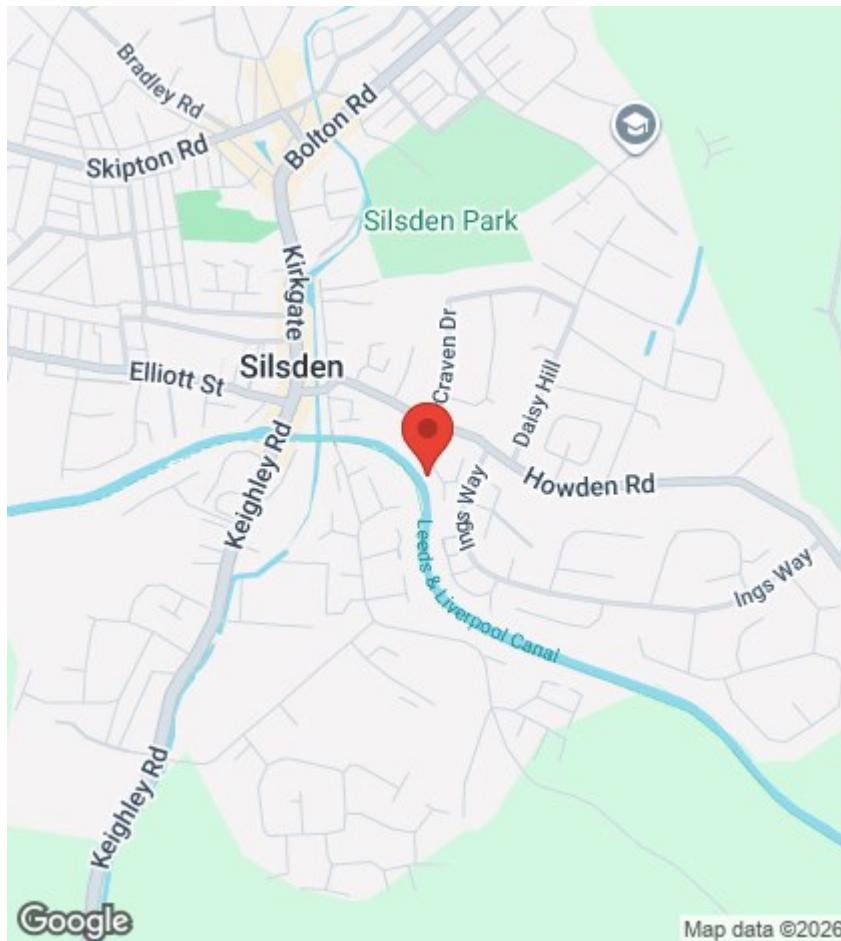
Step inside to immediately appreciate why this is a property that must be seen to be fully understood. The welcoming entrance hall features an open staircase rising to the first floor, while a few steps lead down to an inner hallway with a useful cloakroom. The ground floor offers two generous bedrooms, one of which opens directly onto the rear garden and could equally serve as a tranquil garden room or home office, providing flexibility to suit a variety of lifestyles.

Upstairs, the heart of the home awaits. The impressive living and kitchen space is both light-filled and inviting, featuring a contemporary, well-equipped kitchen that flows seamlessly into the living area, ideal for entertaining or relaxing. The master bedroom is also located on this floor, along with a luxurious house bathroom that completes the accommodation.

Outside, the front of the property opens onto a smart courtyard with parking and access to the integral single garage, which benefits from power, lighting, a utility area and rear access to the garden. To the rear, the private enclosed garden enjoys a sunny aspect, with a large paved patio, lawned area and attractive long-distance views, offering a peaceful retreat rarely found so close to the town centre.

Silsden has become one of the Aire Valley's most desirable towns, prized for its excellent range of amenities including independent coffee shops, supermarkets, bars and restaurants -along with a new primary school, medical facilities and excellent bus and train links, all within easy walking distance. Positioned midway between Skipton and Ilkley, the town appeals to buyers of all ages and continues to offer superb value for money.

For anyone seeking a stylish, adaptable home in a sought-after courtyard setting, just moments from everything Silsden has to offer, this property is sure to impress.



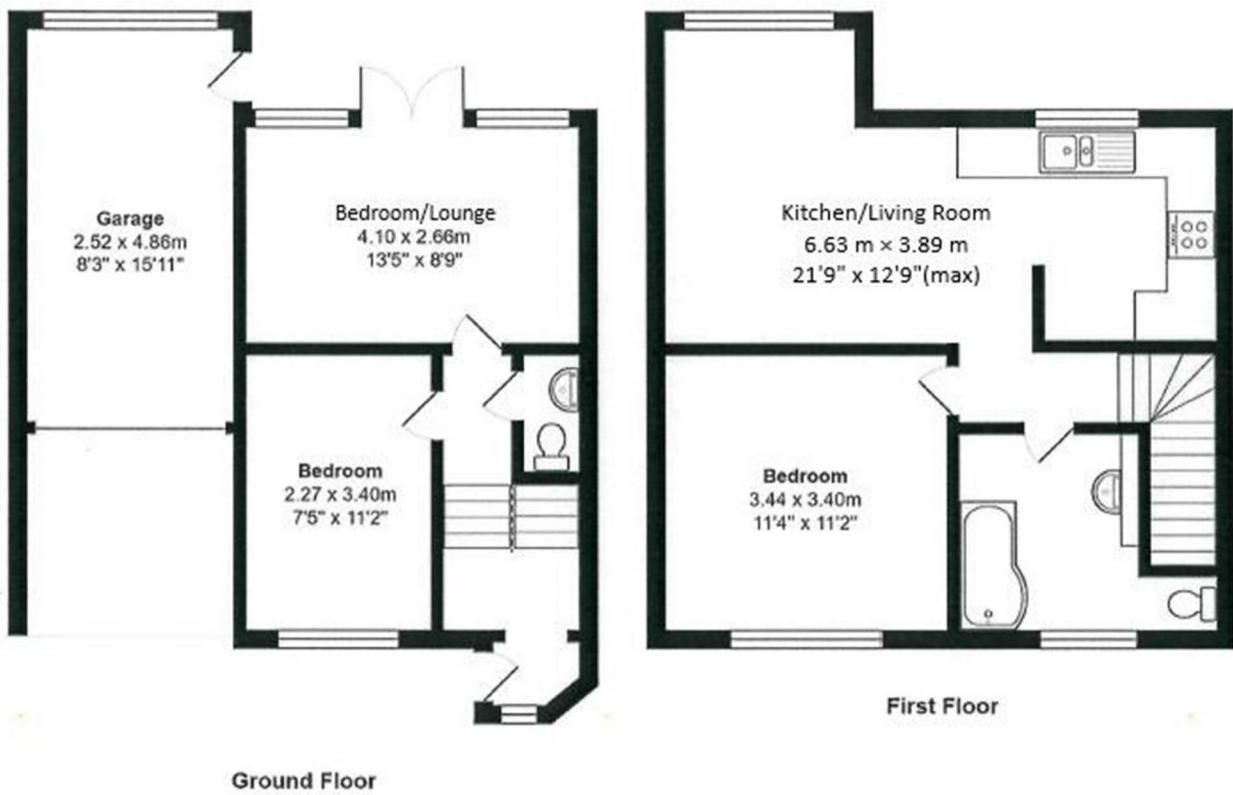
## Viewings

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		
(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: 71.4 m<sup>2</sup> ... 769 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only