



Howden Road, Silsden, BD20 0JD

Asking Price £239,950

- STONE-BUILT TOWNHOUSE
- GARDENS TO FRONT & REAR
- IMPRESSIVE DINING KITCHEN
- COMTEMPORARY HOUSE BATHROOM
- IDEAL FOR A VARIETY OF BUYERS
- THREE BEDROOMS
- SPACIOUS SITTING ROOM WITH LARGE PICTURE WINDOW
- USEFUL UTILITY ROOM
- TASTEFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT-AFTER LOCATION

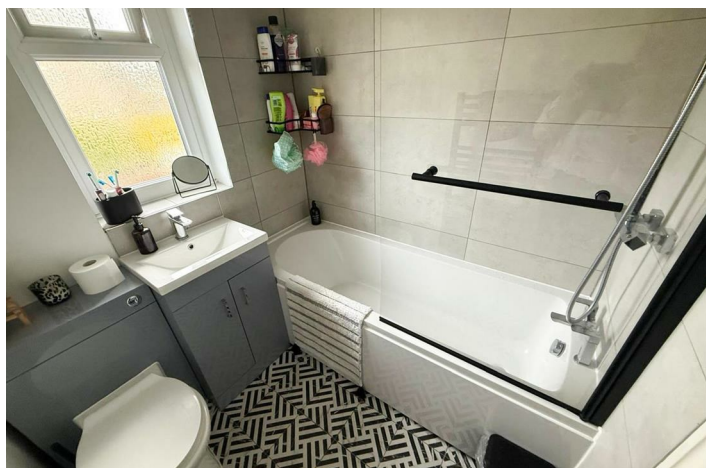
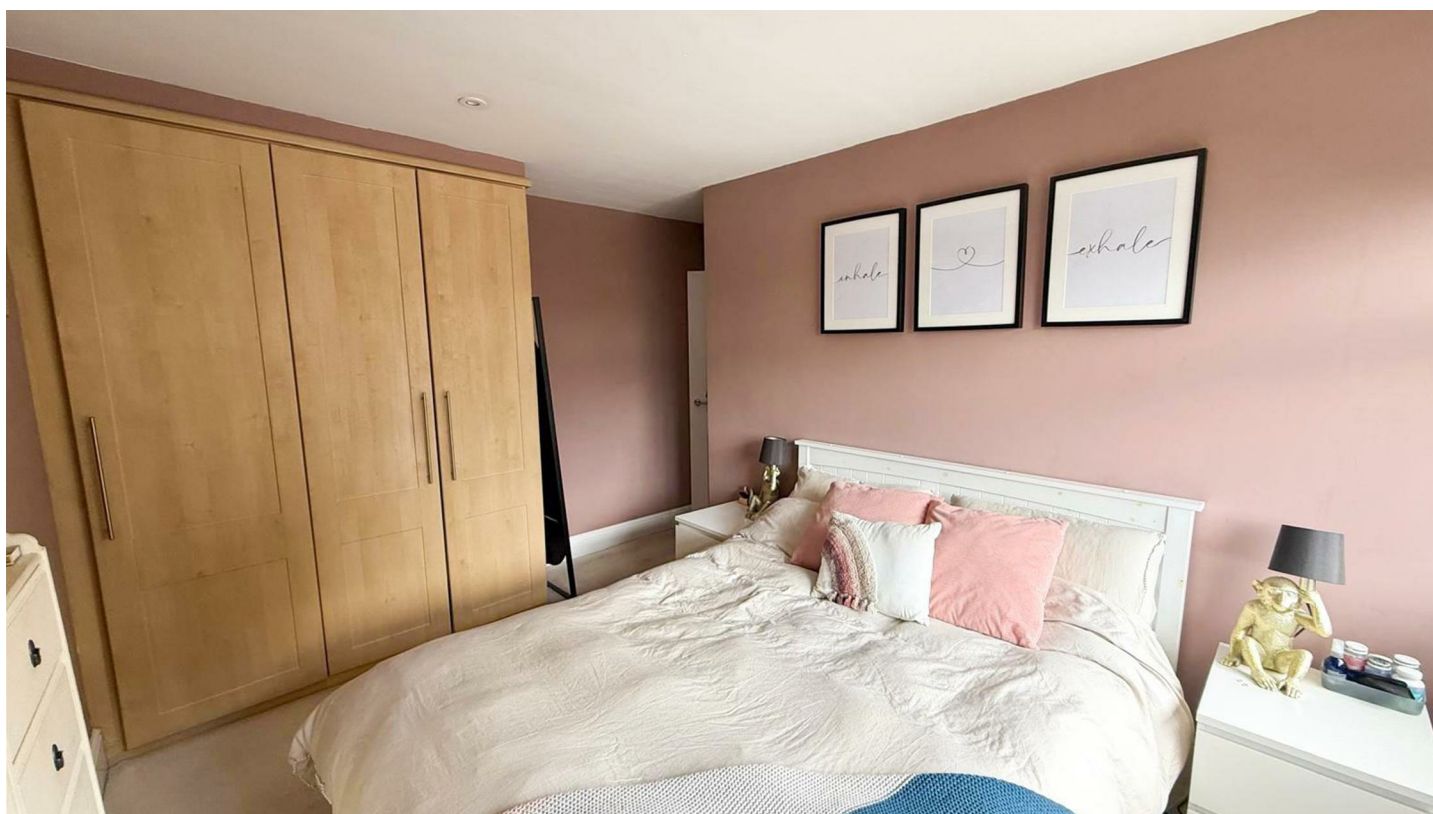


## Howden Road, Silsden BD20 0JD

Nestled on a highly sought-after and rarely available row along the prestigious Howden Road, this superb three-bedroom, stone-built townhouse offers the perfect blend of space, style and convenience. Set within generous front and rear gardens, this rare opportunity is not to be missed.



Council Tax Band: B



## PROPERTY DETAILS

Nestled on a highly sought-after and rarely available row along the prestigious Howden Road, this superb three-bedroom, stone-built townhouse offers the perfect blend of space, style and convenience. Set within generous front and rear gardens, the property is ideal for a variety of buyers – from first-time homeowners and growing families to those looking to downsize without compromising on location.

As you pass through the garden gate and follow the paved pathway, you're welcomed by a charming entrance into the hallway featuring an enclosed staircase leading to the first floor. This deceptively spacious home is tastefully decorated in neutral tones with complementing flooring throughout, creating a light, airy and move-in-ready interior.

To the front of the home, the generously proportioned sitting room exudes warmth and comfort, centred around an attractive fireplace with a Victorian style insert. A large picture window bathes the room in natural light and frames a lovely view of the front garden.

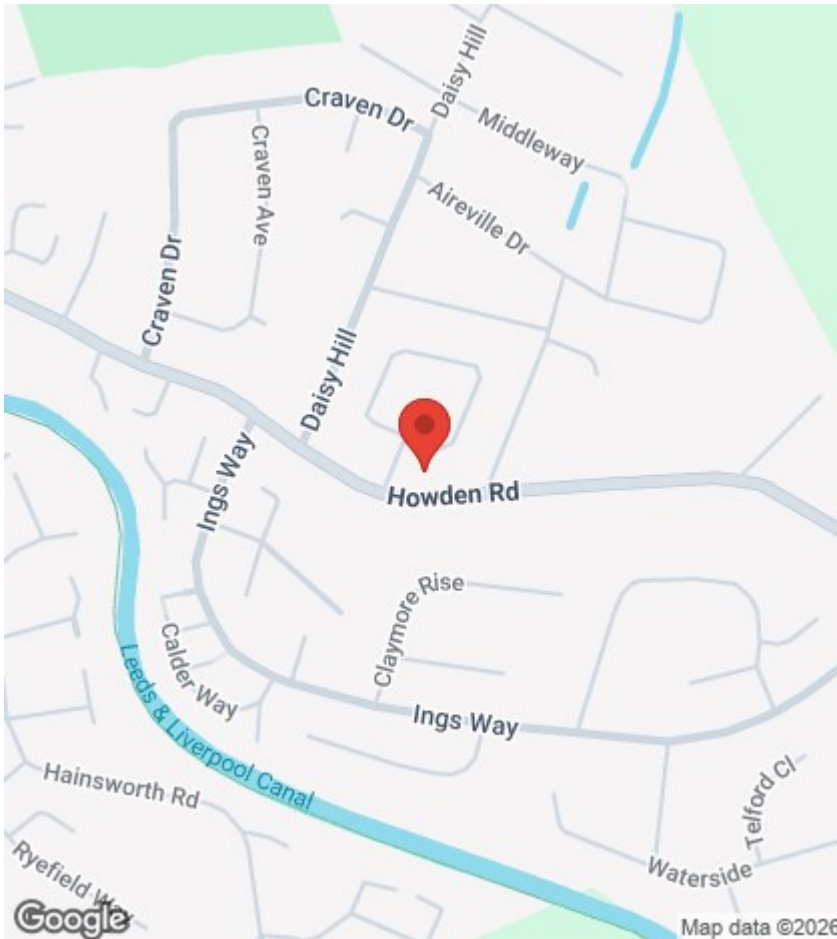
At the rear, the impressive dining kitchen offers a superb range of wall and base units, providing ample storage and workspace. Dual windows flood the space with daylight, while a door opens directly to the rear garden – perfect for indoor-outdoor living. A particularly useful utility room sits just off the kitchen, adding further practicality to the home.

Upstairs, a spacious landing provides access to the loft and leads to three well-proportioned double bedrooms, all designed to offer comfort and flexibility. A stylish, contemporary family bathroom completes the first-floor accommodation.

The outdoor space is equally appealing. The front garden is mainly laid to lawn and bordered by a well-maintained privet hedge, offering both charm and privacy. To the rear, a private, enclosed garden features a well-sized lawn and a generous patio area – perfect for relaxing or entertaining.

This exceptional home is set among a variety of high-quality, individual properties and is just a short stroll from the vibrant town centre. Here, you'll find an array of independent shops, cosy cafés, welcoming bars and popular restaurants. Families will appreciate the excellent local primary school, which feeds into the renowned South Craven Secondary School. With strong commuter links nearby, this location continues to be one of the most desirable in the region.

For those seeking a spacious and stylish home in a premium location, this property is not to be missed.



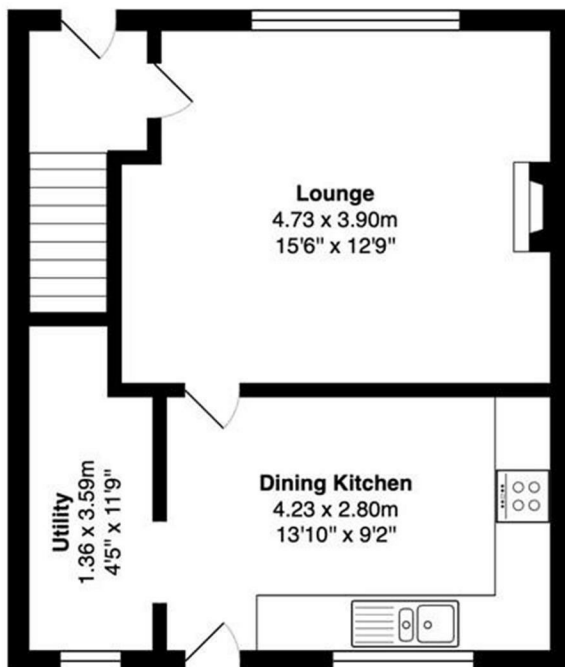
## Viewings

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

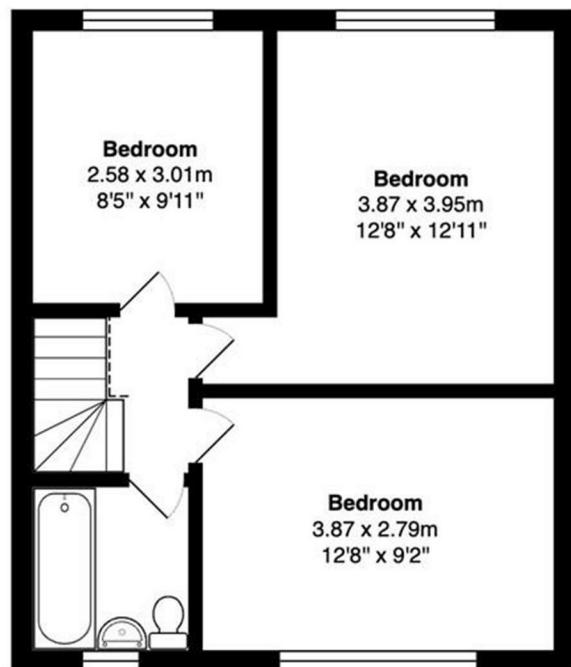
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(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	



Ground Floor



First Floor

Total Area: 78.8 m<sup>2</sup> ... 849 ft<sup>2</sup>

All measurements are approximate and for display purposes only