



**Glaisdale Close, Silsden, BD20 0NE**

**Asking Price £360,000**

- DETACHED PROPERTY
- DELIGHTFUL GARDENS
- INTEGRAL GARAGE
- LUXURY HOUSE BATHROOM
- STUNNING FAMILY HOME
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- MASTER BEDROOM WITH EN-SUIT
- READY TO MOVE INTO

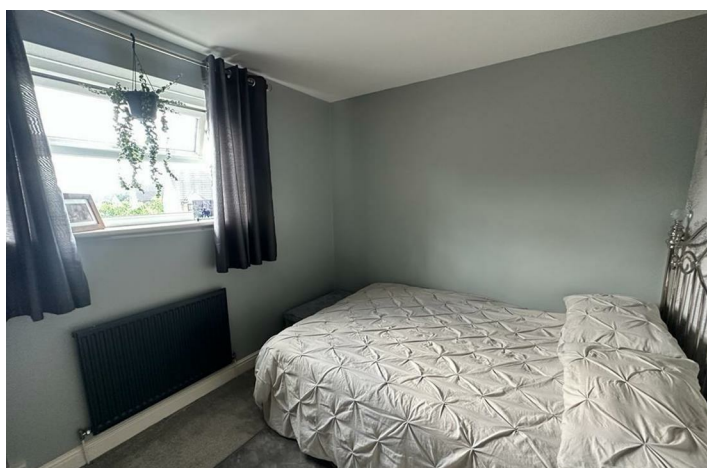
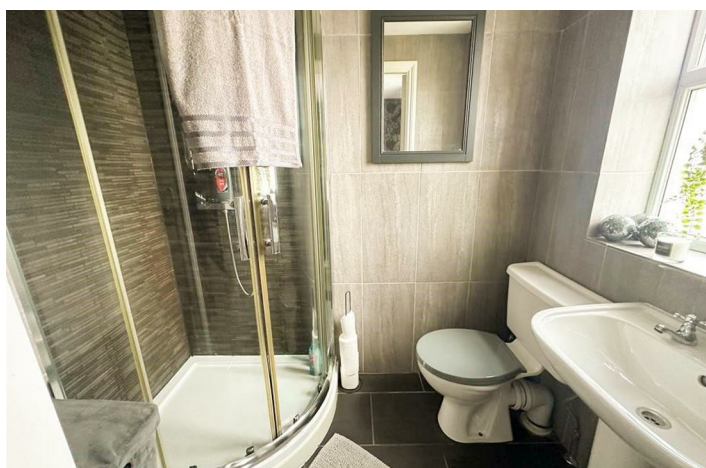


## Glaisdale Close, Silsden BD20 0NE

A fabulous THREE DOUBLE BEDROOM, DETACHED house standing in DELIGHTFUL GARDENS. The owners have with care and attention to detail, MODERNISED and created a STUNNING family home READY TO MOVE INTO and enjoy with the added bonus of a REAR GARDEN providing even more entertaining space.



Council Tax Band: D



## PROPERTY DETAILS

A fabulous three double bedroom detached house standing in delightful gardens. The owners have with care and attention to detail, modernised and created a stunning family home ready to move into and enjoy with the added bonus of a rear garden providing even more entertaining space. The fixtures and fittings are first class and with an eye for interior design this gorgeous home has it all. Please don't take our word for it, make an appointment to view to avoid disappointment.

With entrance hall having access to the garage, stylish cloakroom, open plan living/dining room with front elevation window and French doors to the rear, feature open staircase and free standing multi fuel stove. There is a stunning well equipped kitchen. To the first floor is the master bedroom with luxury en suite shower room, two further double bedrooms and luxury house bathroom. Outside: low maintenance front garden with private driveway leading to an integral garage which provides a utility area to the rear and access into the house. Super low maintenance rear garden with water feature, various covered seating areas, colourful pots and summer house.

Glaisdale close is a small cul de sac of very high quality properties set on the fringe of this ever popular town. There is a pathway which takes you straight into the centre of the town, ideal if taking the children to the excellent local schools, you will also find a variety of independent shops and a choice of bars, restaurants and coffee shops. Silsden lies mid-way between Skipton and Ilkley and also has superb commuting links.

For those looking for a home ready to move into and enjoy, in a desirable corner of this popular town, then take a look at this.

Briefly the central heated and double glazed accommodation comprises:

Panelled and glazed door into:

## GROUND FLOOR

### ENTRANCE HALL

With access to the garage, herringbone effect flooring, recessed lighting.

### STYLISH CLOAKROOM

Containing a two piece white suite comprising; wash basin with feature mixer tap, low suite W.C., matching flooring, ceiling light.

### SITTING/DINING ROOM

21'11 x 19'9

with free standing multi fuel stove, front elevation window with attractive radiator cover, French doors leading to the rear garden, open return staircase leading to the first floor, deep recess, recessed lighting.

### KITCHEN

10'5 x 9'7

with a stylish selection of light grey, high gloss wall and base units, contrasting sink and drainer unit with chrome mixer tap, granite effect work surfaces over with tiling upstands, built in electric double oven with five ring gas hob having extractor fan over, integral fridge and freezer, stylish flooring and radiator, rear elevation window, panelled and glazed door leading to the rear garden.

## FIRST FLOOR

Oak staircase leading to:

### HALF LANDING

With side elevation window, stylish radiator.

### LANDING

With feature light.

### MASTER BEDROOM

13'1 x 9'5

ceiling light.

### LUXURY EN SUITE SHOWER ROOM

Containing a three piece white suite comprising; corner shower cubicle with thermostatically controlled shower over, pedestal wash hand basin together with low suite W.C., heated chrome towel rail, stylish ceramic tiling to the walls and floors, recessed lighting.



## BEDROOM TWO

11'6 x 9'2  
ceiling light.

## BEDROOM THREE

9'10 x 8'7  
access to the loft space, ceiling light.

## LUXURY HOUSE BATHROOM

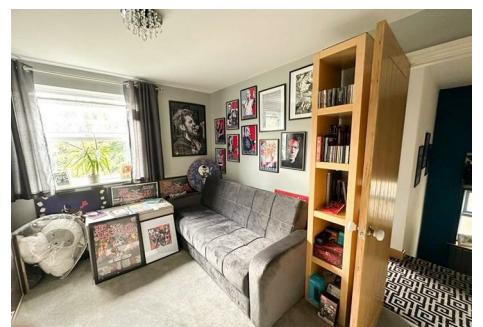
Containing a three piece white suite comprising: P bath with glazed shower screen, thermostatically controlled shower over, sink and W.C. encased in an attractive white high gloss cabinet, heated chrome towel rail, partial ceramic tiling to the walls, ceramic tiling to the floor, recessed lighting.

## OUTSIDE

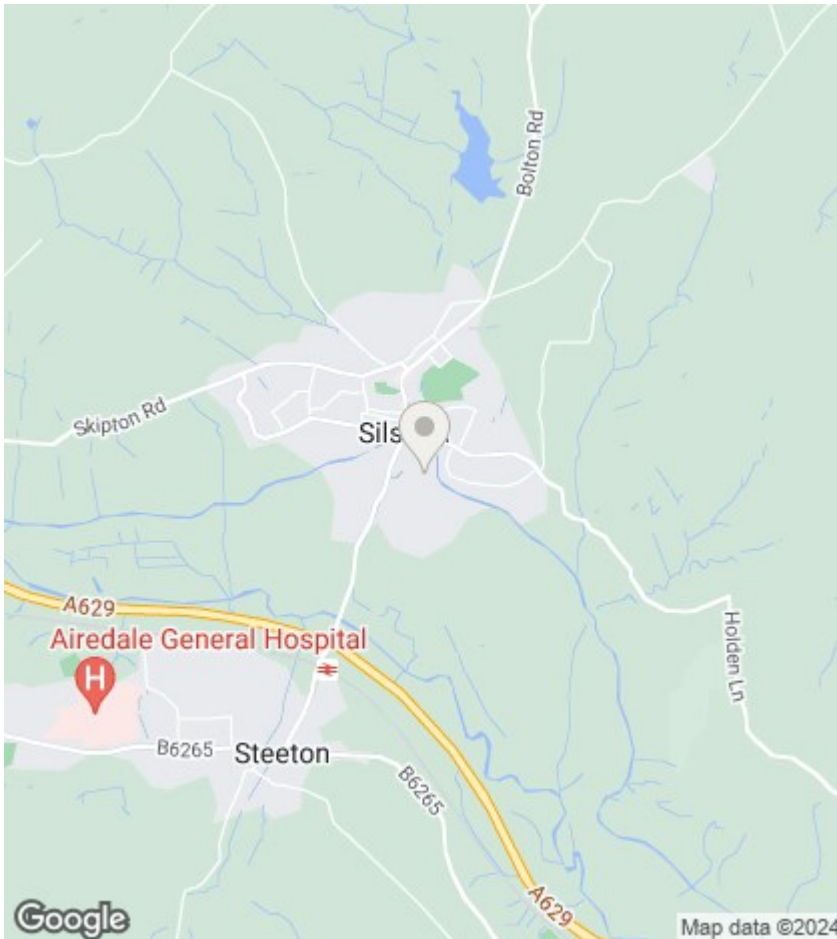
The property sits in a delightful plot which is low maintenance and landscaped, there is a tarmacadam driveway leading to an integral single garage with electric up and over door, the garage provides power and light and a utility area to the rear with provisions for an automatic washing machine and tumble dryer, plus wall mounted Worcester combination boiler. A pathway leads down either side of the house to a terraced, paved, stunning garden with summer house, raised decked area, water features and borders, an ideal space for entertaining.











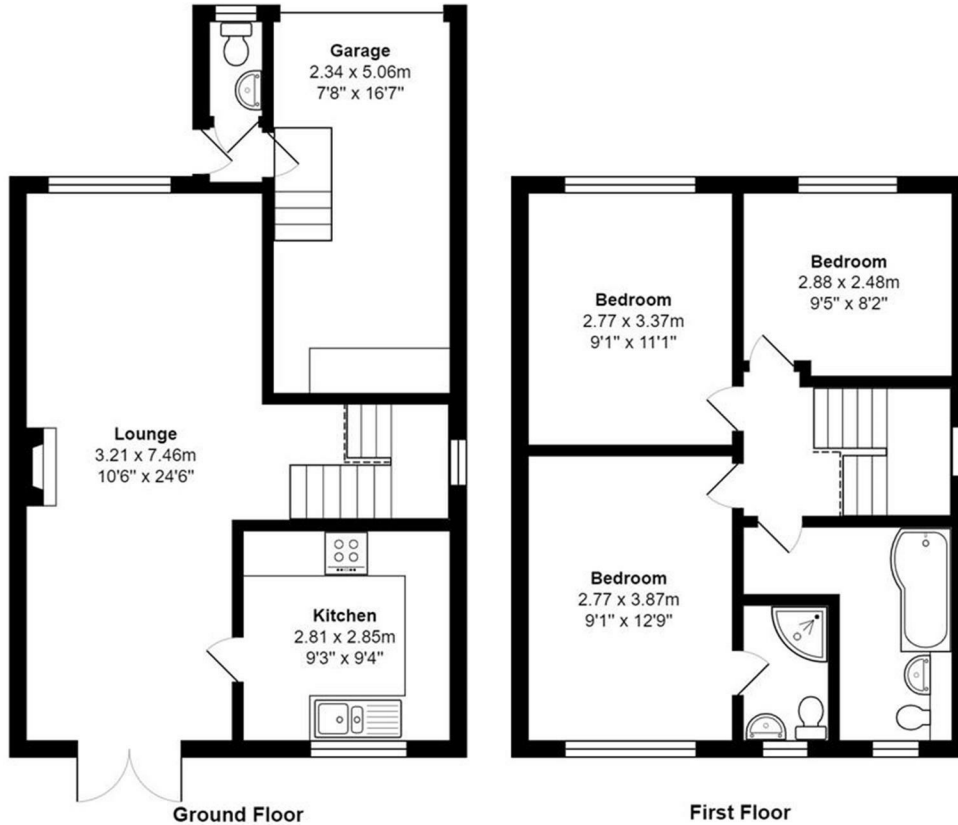
## Viewings

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	70	
(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: 80.4 m<sup>2</sup> ... 865 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only