



**Old Beck Lane, Silsden, BD20 9FP**

**Asking Price £325,000**

- DELIGHTFUL SEMI-DETACHED PROPERTY
- WELL MAINTAINED ENCLOSED REAR GARDEN
- MODERN DINING KITCHEN
- STYLISH HOUSE BATHROOM
- SITUATED ON A HIGHLY SOUGHT-AFTER DEVELOPMENT
- THREE BEDROOMS
- OFF-ROAD PARKING FOR TWO VEHICLES
- GROUND FLOOR W.C.
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES

# Old Beck Lane, Silsden, BD20 9FP

Situated within a CHARMING NEW DEVELOPMENT, this delightful THREE-BEDROOM SEMI DETACHED property offers an ENCLOSED GARDEN and PARKING FOR TWO VEHICLES.



Council Tax Band: C



\*Approved detailed planning permission (Ref 23/02369/FUL) for a luxurious three-bedroom detached residence.

#### **PROPERTY DETAILS**

Situated within a charming new development, near the bottom of the estate, overlooking the beck -this delightful three-bedroom semi-detached property offers an enclosed garden and parking for two vehicles.

The present owner has thoughtfully upgraded the property and meticulously landscaped the garden to the rear.

Upon entering, you are greeted by a spacious hallway and to the right you'll find a convenient cloakroom, while straight ahead is the modern dining kitchen, featuring a range of integrated appliances, perfect for contemporary living. The inviting living room is positioned at the rear of the house, boasting French doors and a rear window that flood the room with natural light, offering lovely views of the garden.

Upstairs, the first floor hosts the master bedroom, a second generously sized bedroom, a good sized single and a stylish bathroom.

Outside, the enclosed rear garden provides a tranquil retreat, while to the front of the property, there is convenient parking for two vehicles and pedestrian access to the side.

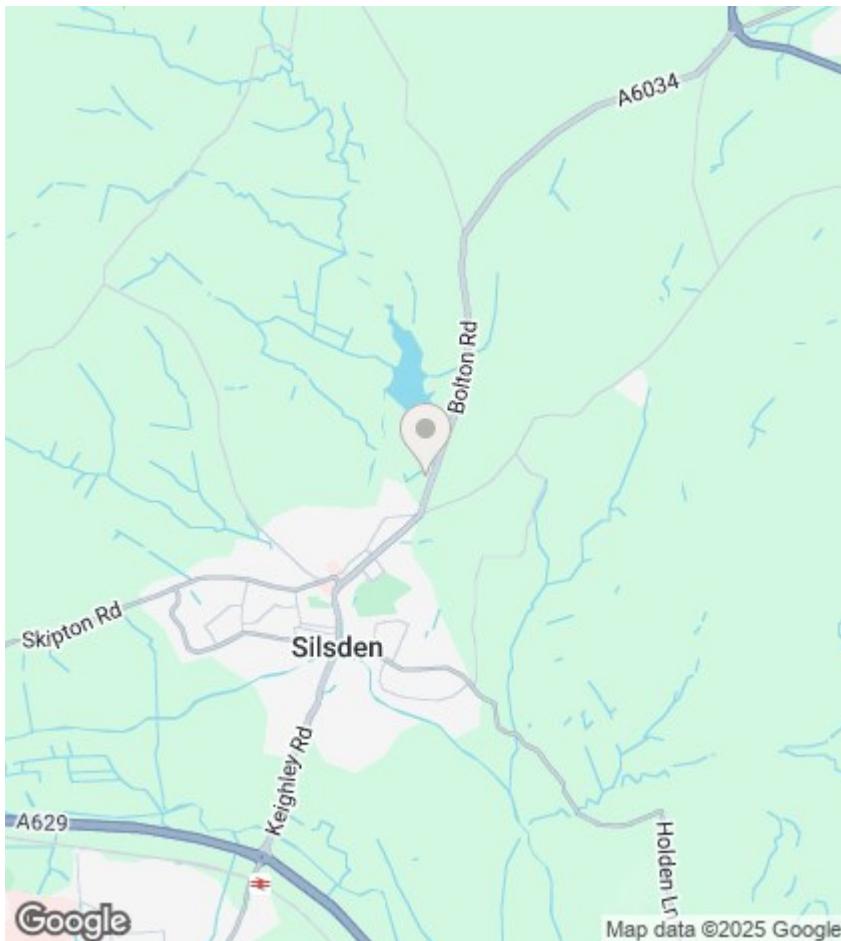
Old Beck Lane is nestled at the top end of Silsden and is part of a highly desirable development known for its high-quality homes. Silsden is one of the Aire Valley's most sought-after areas, offering an array of excellent amenities, including shops, pubs, restaurants, a doctor's surgery, a dentist and a highly regarded primary school. The area also boasts superb transport links, with a bus stop just steps away and a train station approximately a 5-minute drive from the property.

Viewing is essential to appreciate this lovely home.

\* Spectacular 270° Panoramic views across the Aire Valley and pristine farmland.

\*Architecturally designed residence specifically created to maximise the outstanding the views.

\*Existing



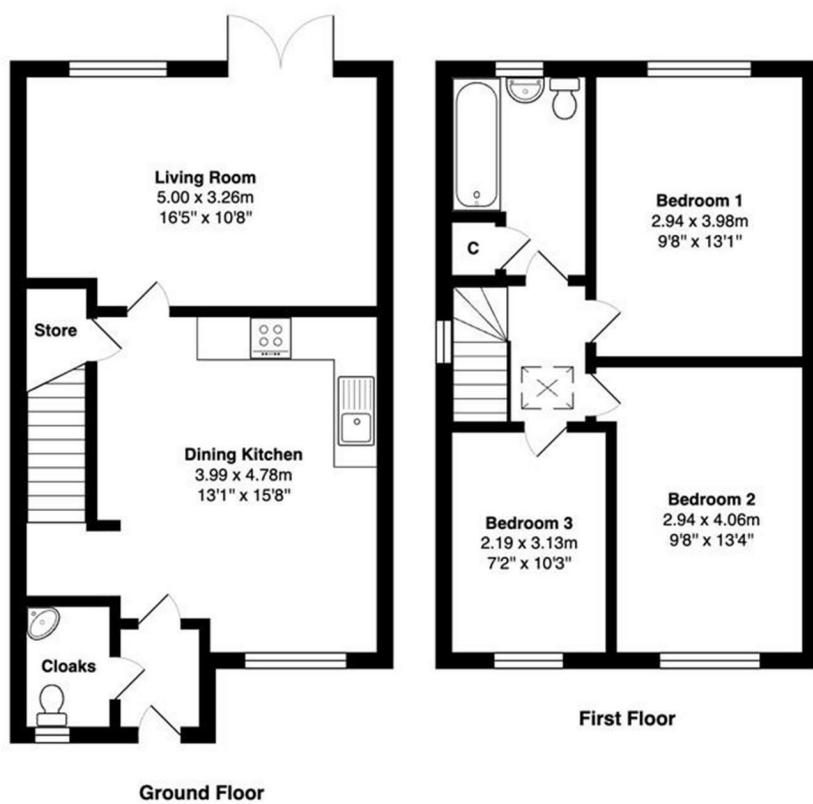
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(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: 84.6 m<sup>2</sup> ... 911 ft<sup>2</sup>

All measurements are approximate and for display purposes only