



## New Close Mill Fold, Silsden, BD20 0HP

**Asking Price £315,000**

- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- SURROUNDING GARDENS INCLUDING GARDEN ROOM COMPLETE WITH POWER & LIGHT
- SITTING ROOM WITH JULIET BALCONY
- SPACIOUS LIVING AREA SPREAD ACROSS THREE FLOORS
- FOUR BEDROOMS
- INTEGRAL GARAGE
- BEDROOM WITH EN-SUITE SHOWER ROOM ON GROUND FLOOR
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- HIGHLY SOUGHT-AFTER LOCATION



## New Close Mill Fold, Silsden, BD20 0HP

New Close Mill Fold is a beautifully presented four-bedroom family home in a prime location near Silsden town centre. This exceptional family residence boasts a unique design and spacious living area spread across three floors. Homes of this quality and location are a rare find. If this versatile family property matches your needs, DON'T DELAY—schedule a viewing today, as it won't stay on the market for long!



Council Tax Band: D



## PROPERTY DETAILS

New Close Mill Fold is a beautifully presented four-bedroom family home in a prime location near Silsden town centre. This exceptional family residence was thoughtfully constructed by the reputable local builders, P A Snell & Sons Ltd and boasts a unique design and spacious living area spread across three floors.

The ground floor comprises of an inviting entrance hall with internal access to the garage, a well-appointed bedroom featuring fitted wardrobes and double doors opening to the rear garden. This bedroom also benefits from an en-suite shower room. The first floor offers a comfortable sitting room with a Juliet balcony and a stylish, modern fitted kitchen equipped with integrated appliances. The upper floor hosts three additional bedrooms and a contemporary family bathroom, all finished to a high standard.

This home has been further enhanced by the current owners with an impressive décor scheme, complementing its already high-quality fittings. Additional features include gas-fired central heating and UPVC double glazing throughout.

Externally, the property provides ample parking with a block-paved driveway accommodating three vehicles and access to the integral garage. Surrounding gardens offer plenty of outdoor space, including a purpose-built garden room complete with power and lighting.

Silsden offers the perfect blend of small-town charm and community spirit. The high street features a range of independent shops alongside a large Co-op, a well-regarded primary school, a Town Hall and a picturesque park. The nearby Leeds/Liverpool Canal adds further character, while Steeton/Silsden train station, just a five-minute drive away, ensures easy commuting to Skipton, Leeds and beyond.

Homes of this quality and location are a rare find. If this versatile family property matches your needs, don't delay—schedule a viewing today, as it won't stay on the market for long!



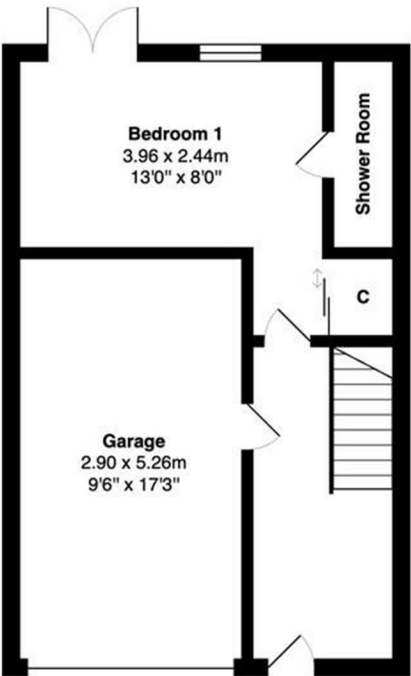
## Viewings

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

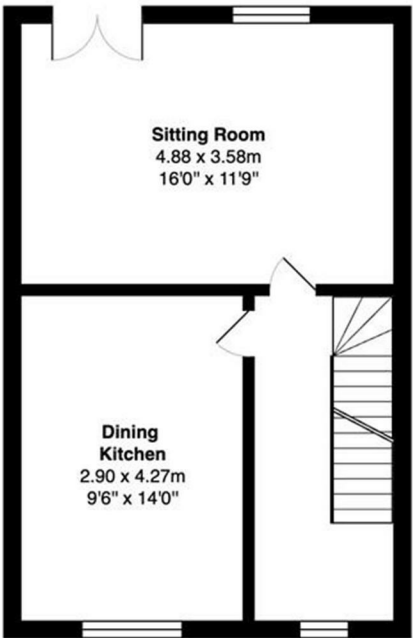
## EPC Rating:

C

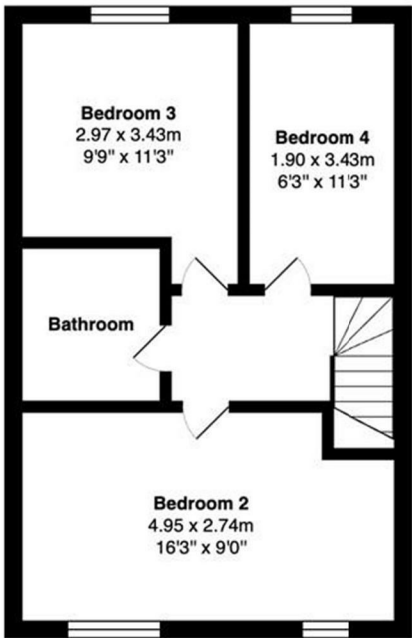
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



Second Floor

Total Area: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup>

All measurements are approximate and for display purposes only