



Hawkcliffe View, Silsden, BD20 0BS

Offers In The Region Of £300,000

- NO UPPER CHAIN
- PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING
- GARDENS TO FRONT & REAR
- MODERN SHOWER ROOM
- STUNNING VIEWS
- SUPERB THREE-BEDROOM DETACHED PROPERTY
- SINGLE GARAGE
- BRIGHT SITTING ROOM WITH LARGE PICTURE WINDOW
- IDEAL FAMILY HOME
- HIGHLY SOUGHT-AFTER LOCATION

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Perched in an ENVIABLE ELEVATED POSITION, this SUPERB THREE-BEDROOM DETACHED RESIDENCE commands GLORIOUS VIEWS from every aspect. Lovingly owned and maintained by the current owner since 1991, the home offers a RARE OPPORTUNITY FOR A WIDE RANGE OF BUYERS—from couples and growing families to those looking to downsize—seeking a property with POTENTIAL TO PERSONALISE.



Council Tax Band: D



PROPERTY DETAILS

Perched in an enviable elevated position, this superb three-bedroom detached residence commands glorious views from every aspect. Lovingly owned and maintained by the current owner since 1991, the home offers a rare opportunity for a wide range of buyers—from couples and growing families to those looking to downsize—seeking a property with potential to personalise.

From the moment you step inside, the home has a warm and welcoming feel, bathed in natural light throughout. The inviting entrance hall features an enclosed staircase rising to the first floor and leads into a beautifully bright sitting room, where a large picture window frames far-reaching views across the surrounding landscape. An open archway connects this space to the dining room, which in turn flows into a charming conservatory via sliding patio doors—perfect for relaxed mornings or evening entertaining.

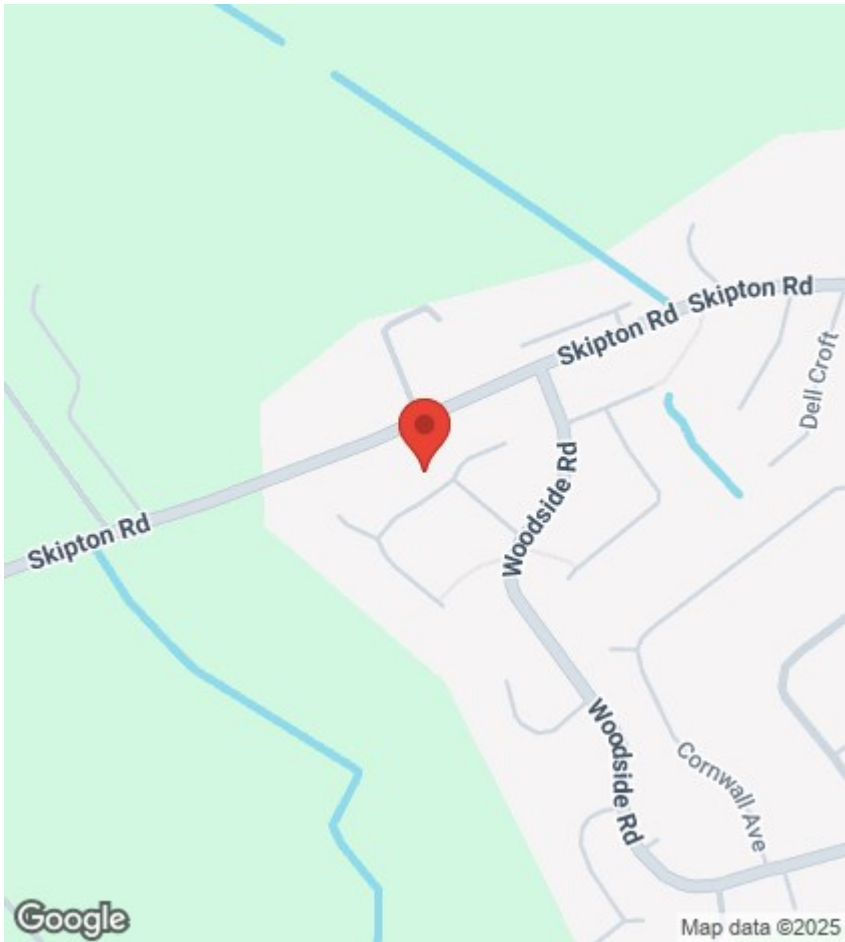
The well-appointed kitchen offers a practical layout with access to the rear garden, providing the ideal setup for both everyday living and outdoor dining.

Upstairs, the property offers two generous double bedrooms and a well-proportioned single bedroom, all enjoying delightful outlooks—particularly from the front-facing rooms where the elevated setting truly shines. A modern, stylish shower room completes the first-floor accommodation.

Externally, the home is complemented by a private driveway leading to a detached single garage. The gardens to both the front and rear are thoughtfully landscaped, with a raised decked balcony at the front providing a wonderful space to soak in the tranquil surroundings.

Located in the desirable Hawkcliffe View development on the upper edge of Silsden, this small and exclusive enclave is known for its quality homes and welcoming community. Silsden itself has evolved into one of the most sought-after locations in the Aire Valley, boasting a vibrant Main Street filled with independent shops, cafés, bars and restaurants. The town also benefits from a picturesque beck and waterfall, excellent local amenities including a primary school, medical centre and dental practice, as well as outstanding transport links for commuters.

For those in search of a detached home with spectacular views and the chance to make it their own, this is a truly exceptional opportunity.



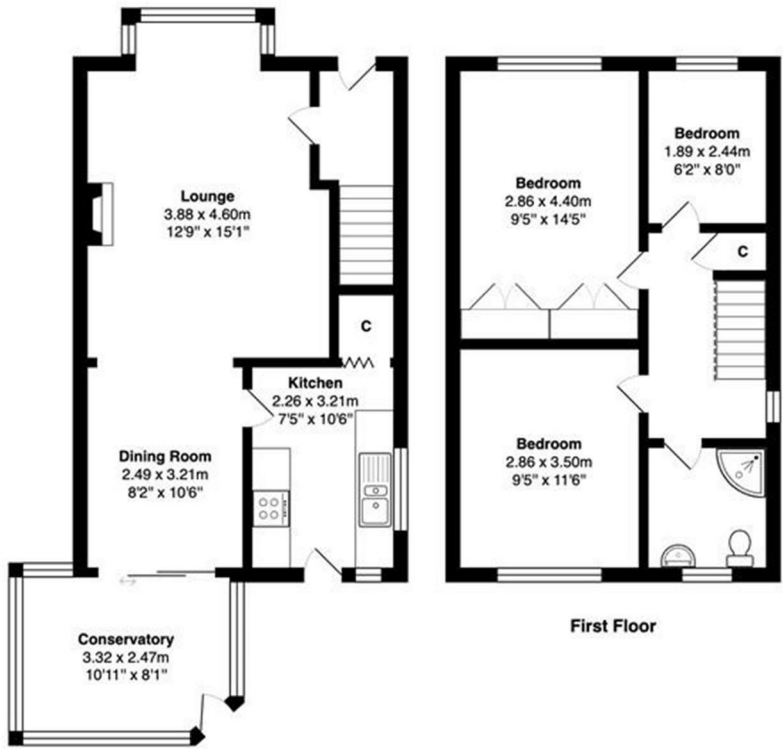
Viewings

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	72	84
(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: 88.2 m² ... 950 ft²

All measurements are approximate and for display purposes only