



## The Elms, Elm Grove, Silsden, BD20 0PU

**Guide Price £499,950**

- NO UPPER CHAIN
- FOUR BEDROOMS
- GARDENS TO FRONT & REAR
- WELL-EQUIPPED BREAKFAST KITCHEN
- PRESENTED WITH CHARM & ELEGANCE THROUGHOUT
- MAGNIFICENT PERIOD HOME
- SHARED DRIVEWAY WITH ACCESS TO TRIPLE GARAGE/WORKSHOP
- BEAUTIFUL SITTING ROOMS WITH LARGE BAY WINDOWS
- USEFUL BASEMENT ROOMS, IDEAL FOR STORAGE OR POTENTIAL CONVERSION
- HIGHLY SOUGHT-AFTER LOCATION

# The Elms, Elm Grove, Silsden BD20 0PU

This MAGNIFICENT 4-BEDROOM PERIOD HOME, coming to market for the first time in over 50 years, is a RARE FIND. Originally part of a larger house, it was thoughtfully converted into two separate dwellings while retaining many of its ORIGINAL FEATURES. NESTLED IN DELIGHTFUL GARDENS, the property offers SUBSTANTIAL ACCOMMODATION spread across THREE FLOORS, creating A TRULY CHARMING FAMILY HOME for those with an eye for elegance.



Council Tax Band: E



## PROPERTY DETAILS

This magnificent 4-bedroom period home, coming to market for the first time in over 50 years, is a rare find. Originally part of a larger house, it was thoughtfully converted into two separate dwellings while retaining many of its original features. Nestled in delightful gardens, the property offers substantial accommodation spread across three floors, creating a truly charming family home for those with an eye for elegance.

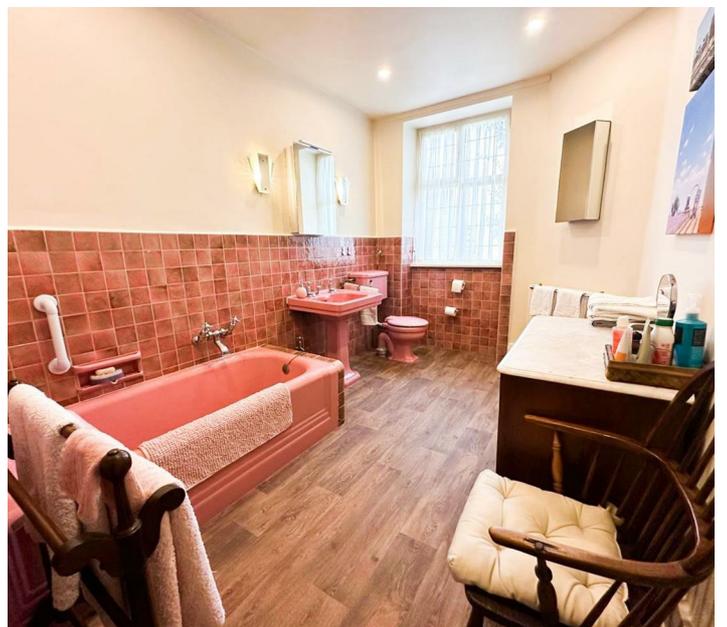
As you approach, the sweeping driveway leads you to the grand, double-fronted exterior, instantly captivating with its timeless charm. Upon entering, the spacious hallway, adorned with period details, sets the tone for the rest of the house. The open-return staircase gracefully leads to the upper floor, while the hallway opens into a beautiful sitting room. This room is flooded with natural light from the large bay window, offering a serene view of the front garden and features an exquisite original fireplace, blending warmth and sophistication. A second living room, equally rich in original details, provides additional space for relaxation and family gatherings.

The well-equipped breakfast kitchen, perfect for everyday meals, flows seamlessly into the formal dining room, creating a wonderful space for entertaining. Below, the home boasts a selection of useful basement rooms, ideal for storage or potential conversion.

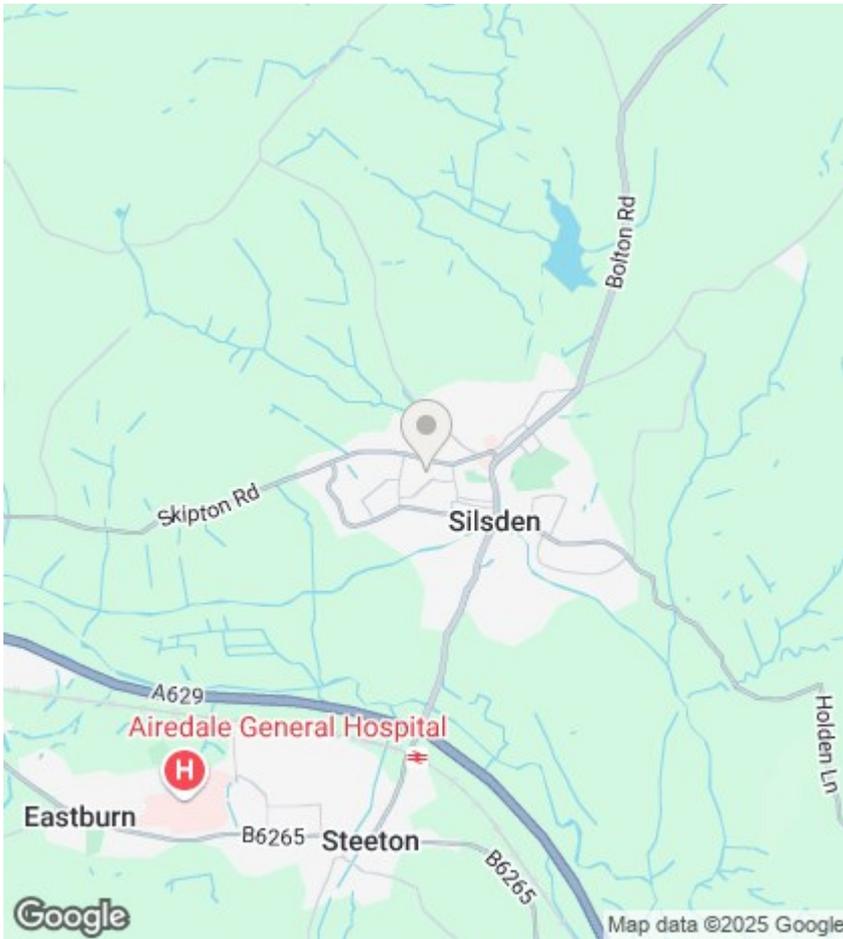
Upstairs, the spacious landing, illuminated by a feature window, leads to four generously sized bedrooms. The front bedrooms offer sweeping views of the surrounding landscape and feature original fireplaces, adding a touch of character. The large family bathroom serves the home, offering ample space for modern living.

Outside, the shared driveway provides access to a triple garage/workshop, while the formal gardens—both front and rear—offer a peaceful retreat for outdoor enjoyment. Tucked away on the sought-after Elm Grove, just off Skipton Road, this property enjoys a prime location. A short stroll brings you into the heart of Silsden, a thriving community in the Aire Valley, with a superb selection of shops, supermarkets, pubs, restaurants and coffee shops. The area also offers excellent amenities, including a doctor's surgery, dentist and a newly built primary school that feeds into the renowned South Craven Secondary School in nearby Sutton.

With excellent commuting links by bus, car or local train services, this is the perfect opportunity for those seeking a special home in a desirable location. Don't miss your chance to make this elegant period property your own.







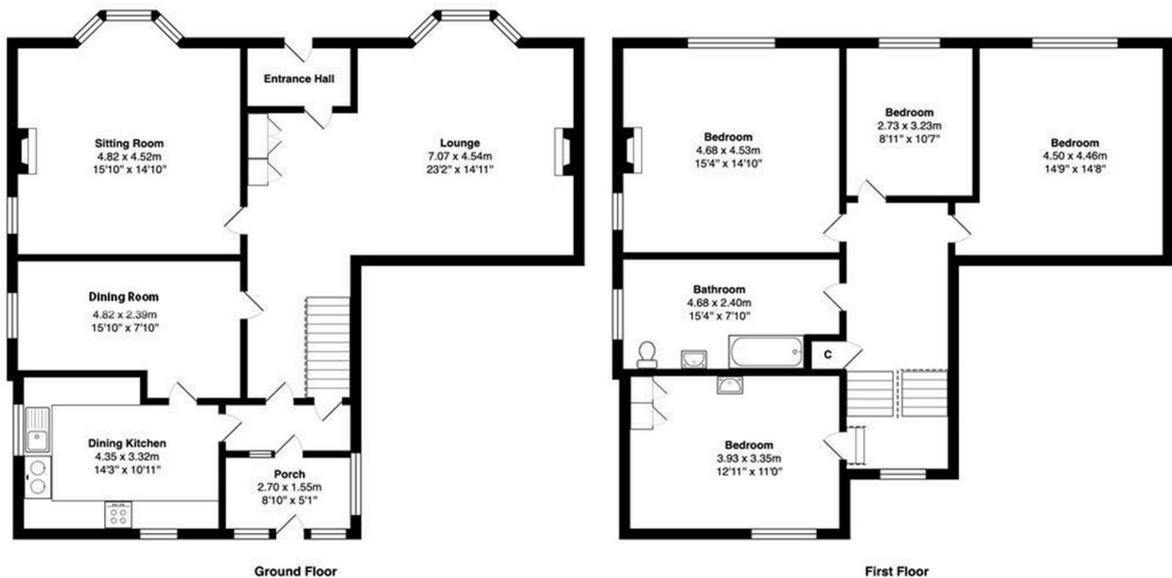
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 191.3 m<sup>2</sup> ... 2059 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only