



Brunel Drive, Silsden, BD20 0FH

Asking Price £325,000

- THREE BED DETACHED PROPERTY
- ADJOINING GARAGE WITH POWER & LIGHT
- OPEN PLAN DINING KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- PEACEFUL CUL-DE-SAC LOCATION
- OFF ROAD PARKING FOR TWO VEHICLES
- ENCLOSED REAR GARDEN
- UTILITY ROOM AND GROUND FLOOR W.C
- IDEAL FAMILY HOME
- FLOORPLAN TO FOLLOW



# Brunel Drive, Silsden, BD20 0FH

Nestled in a peaceful cul-de-sac, this outstanding, three-bedroom, detached home, offers spacious, stylish living, creating a welcoming and move-in-ready atmosphere. A spacious driveway provides ample off-street parking to the front, while to the rear lies a generous, fully enclosed garden.



Council Tax Band: D



## PROPERTY DETAILS

Nestled in a peaceful cul-de-sac within a highly sought-after residential development, this outstanding three-bedroom detached home offers spacious, stylish living ideal for professionals, growing families or those looking to downsize.

Boasting exceptional quality throughout, the property is presented with elegant neutral décor and contemporary flooring, creating a welcoming and move-in-ready atmosphere. A spacious driveway provides ample off-street parking to the front and an adjoining garage provides power and lighting. To the rear lies a generous, fully enclosed garden—perfect for relaxing or entertaining in privacy.

Step inside through the front door into a bright and airy entrance hall, where a neatly enclosed staircase rises to the first floor. The sitting room is flooded with natural light from the front-facing window, creating a warm and inviting living space. This flows seamlessly into the superb open-plan dining kitchen, which serves as the heart of the home. The kitchen is fitted with sleek, modern units and integrated appliances, while the dining area features elegant French doors that open directly onto the rear garden—bringing the outdoors in during warmer months.

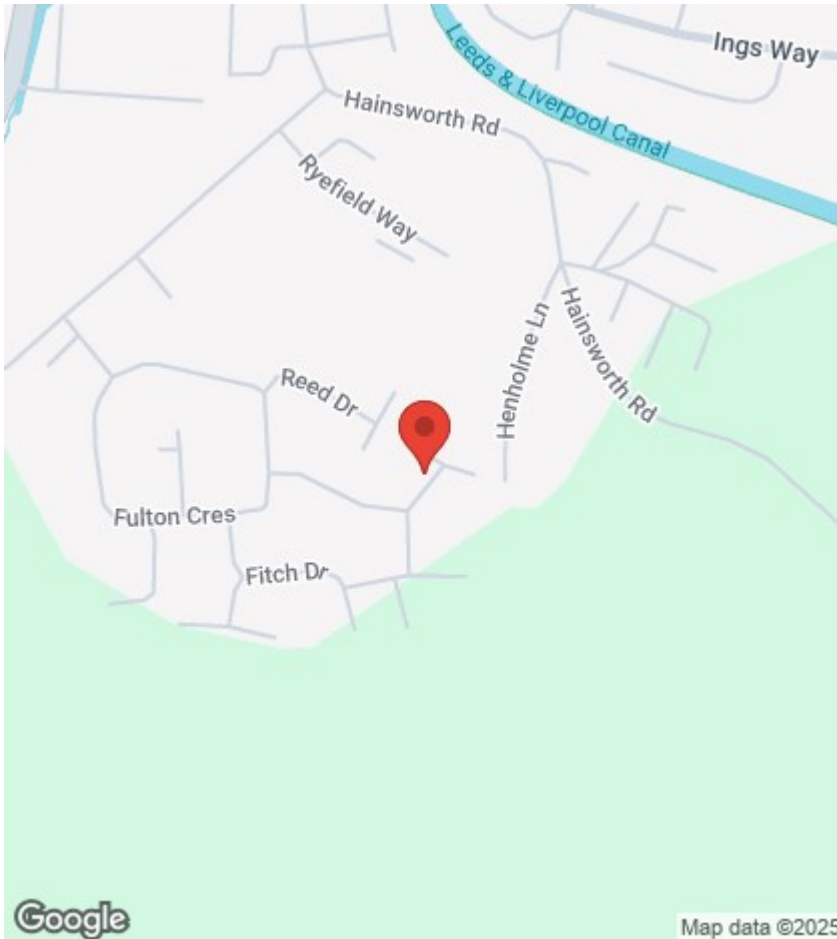
Conveniently located off the kitchen is a stylish cloakroom and a practical utility room, offering additional storage and functionality.

Upstairs, a split landing leads to the master bedroom, which enjoys a luxurious en suite shower room. Two further double bedrooms offer generous proportions and flexibility for family, guests or home working. A beautifully appointed contemporary house bathroom completes the first floor.

Outside, there is an adjoining single garage with an up/over door, power and lighting. The front garden is open-plan with parking for two vehicles, while the rear garden is enclosed and laid to lawn—ideal for children, pets or al fresco dining.

Brunel Drive is situated on the edge of the popular town of Silsden, renowned for its vibrant community and excellent local amenities including a highly regarded primary school, healthcare facilities and shops. Conveniently located between Skipton and Ilkley, the area also benefits from superb transport links, making it an excellent base for commuters.

If you're seeking a beautifully finished, low-maintenance home in a prime location, this property truly ticks all the boxes. Early viewing is highly recommended.



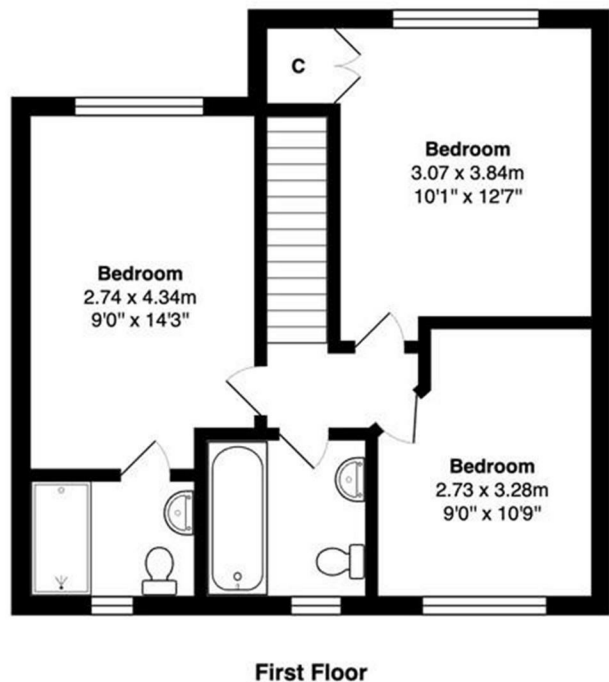
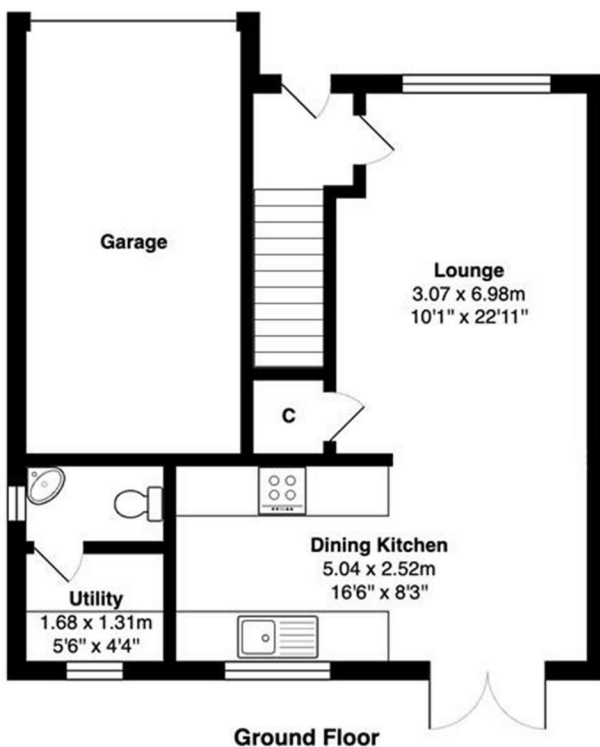
## Viewings

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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(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



Total Area: 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup>

All measurements are approximate and for display purposes only