



Bolton Drive, Silsden, BD20 9FN

Asking Price £300,000

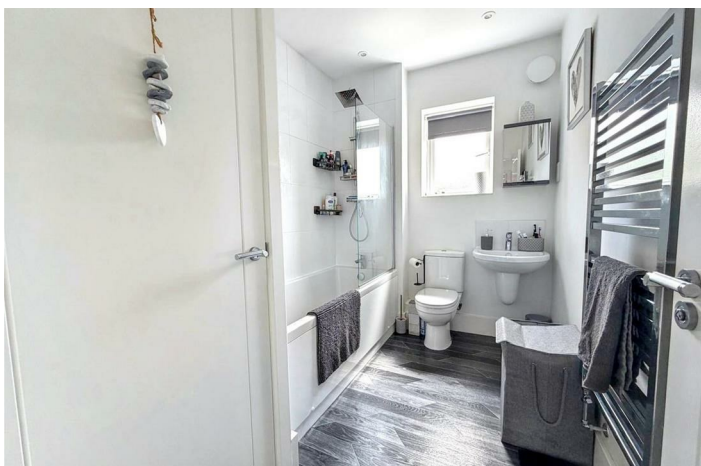
- **ALSO BEING MARKETING AT 50% SHARED OWNERSHIP**
- THREE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- GROUND FLOOR W.C.
- STONE BUILT SEMI DETACHED
- ENCLOSED REAR GARDEN
- ELECTRIC CAR POWER POINT
- LARGE DINING/KITCHEN

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This stunning, three bedroom home is set in the exclusive Bolton Gardens development, built in 2022 and finished to the highest of specifications with luxurious fixtures and fittings throughout complete with a landscaped rear garden and off road parking. Offered with 50% or 100% ownership - subject to meeting the relevant criteria.



Council Tax Band: C



PROPERTY DETAILS

Standing proudly within a generous plot, this impressive three-bedroom stone-built semi-detached home forms part of an exclusive development by the renowned local builders, Skipton Properties Ltd. Lovingly owned from new, the current owners have beautifully landscaped the gardens to create an exceptional outdoor space, perfectly complementing the stylish and well-planned interior. Offered to the market with the option of a 50% shared ownership scheme (subject to eligibility criteria) or as a 100% freehold purchase, this is a fantastic opportunity for first-time buyers and growing families alike.

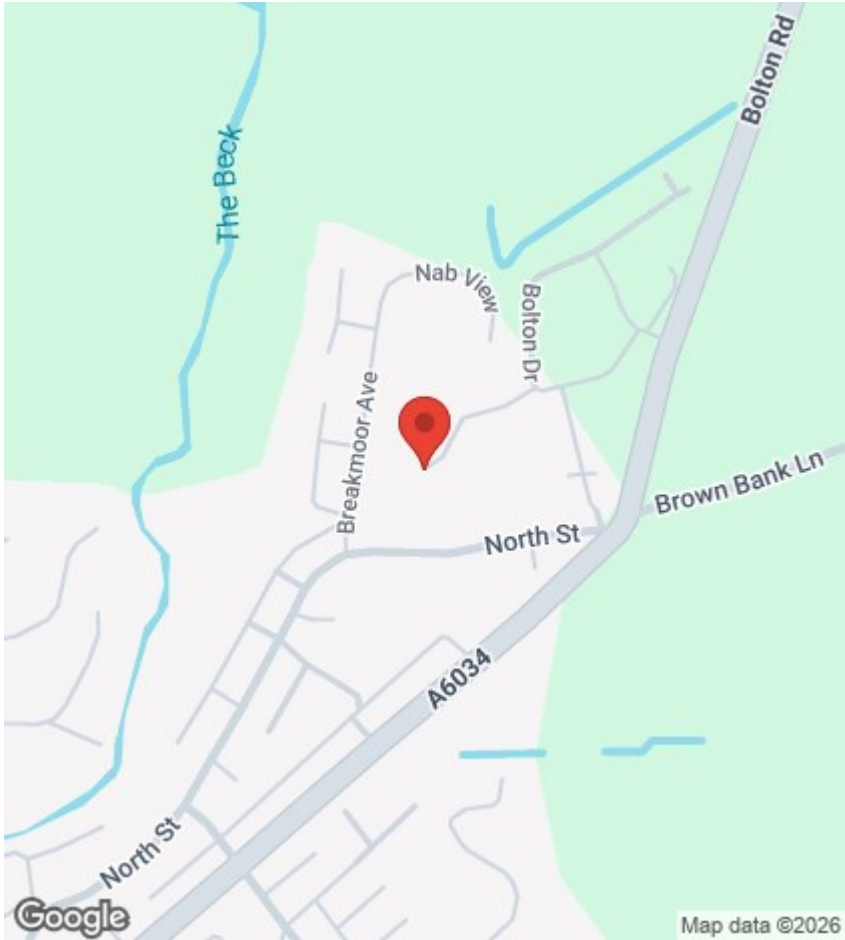
Designed with modern family living in mind, the spacious accommodation is arranged over two floors and finished to an excellent standard throughout. An early viewing is strongly recommended to fully appreciate the quality, space and attention to detail this superb home has to offer.

The welcoming entrance hall immediately creates a sense of space and is complemented by a practical ground floor cloakroom. The heart of the home is the beautifully appointed dining kitchen, offering ample space for a family dining table alongside a breakfast bar, making it the perfect setting for both everyday living and entertaining. Flowing effortlessly from the kitchen is the generous lounge, a bright and inviting room with French doors opening onto the rear garden, allowing natural light to flood the space and creating a seamless connection between the indoors and outdoors. Completing the first floor is a contemporary three-piece house bathroom, finished with stylish fixtures and fittings. Completing this floor is an under stair cupboard which has been professionally shelved making it an ideal storage space.

To the first floor, the spacious landing leads to three well-proportioned bedrooms, all offering comfortable accommodation for family living with the third bedroom having a fitted wardrobe. Completing the first floor is a contemporary three-piece house bathroom, finished with stylish fixtures and fittings. A partially boarded loft space provides extra storage facilities.

Externally, the property occupies an enviable plot with beautifully landscaped gardens extending to the front, side and rear. The enclosed rear garden enjoys a generous lawn and paved patio, providing an ideal space for relaxing, entertaining and children to play. An electric car power point and block-paved driveway offers ample off-street parking.

Situated on the sought-after Bolton Drive, at the upper end of Bolton Road, the property enjoys an enviable position on the edge of the thriving town of Silsden. Ideally placed between Skipton and Ilkley, Silsden offers excellent transport links for commuters, a highly regarded primary school, a range of independent shops, supermarkets, cafés, restaurants and leisure facilities, making it one of the area's most desirable places to call home.



Viewings

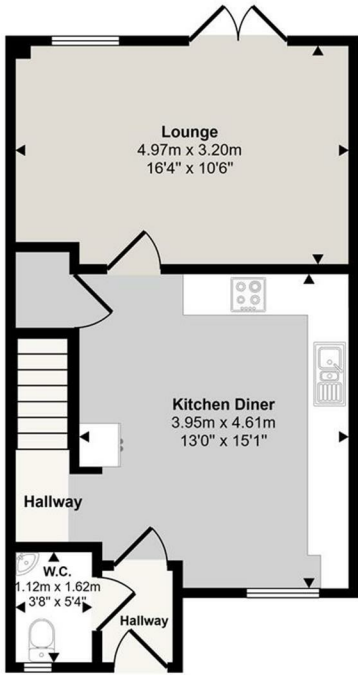
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

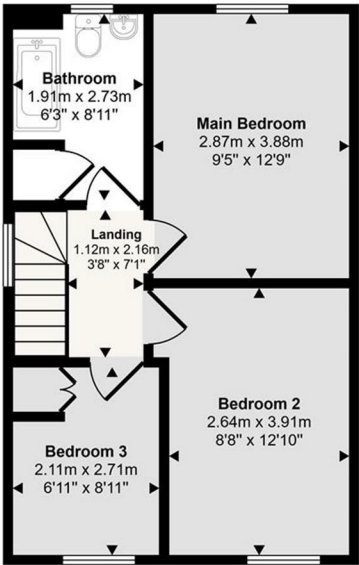
B

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

Approx Gross Internal Area
81 sq m / 869 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.