



Banklands Lane, Silsden, BD20 0JQ

Asking Price: £499,500

Looking for a spacious detached family home tucked away in a small courtyard setting with a south facing garden and four double bedrooms? This one offers flexible living space, two en-suites, quality fixtures and fittings throughout and easy access to Silsden Primary School, the park and shops in town.

Tucked away towards the end of Banklands Lane, in a small courtyard serving just three properties, this well-presented detached family home offers space, flexibility and a practical layout that works well for modern family life.

The property opens into a long central hallway with room for coats and shoes, along with a handy cloakroom WC just off. To the right is the front facing living room, a generous space that comfortably accommodates large sofas, chairs and media units. Across the hall sits the ground floor office, ideal for working from home and large enough for substantial desks and additional storage.

Next to the office is the utility room, with plumbing for a washing machine and housing the hot water cylinder and central heating boiler, keeping the main living areas clutter free.

At the rear sits the real focal point of the house, a full width open plan living kitchen dining room. The kitchen offers a wide range of wall and base units with integrated appliances. There is ample space for a family dining table at the centre, while a snug seating area to the side provides a relaxed spot to unwind, with French doors opening directly onto the south facing garden.

Upstairs, there are two generous principal bedroom options at the front and rear, both with en suite shower rooms. The rear bedroom also benefits from fitted wardrobes and far-reaching views across rooftops towards the Aire Valley. Two further double bedrooms ensure plenty of room for family members or guests, all served by a modern house bathroom.

Externally, there is a single garage with parking in front, plus additional parking spaces to the side. The rear garden features a large, flagged patio with railings and steps leading down to a lower lawned area, enclosed by high fencing, making it secure for children and pets. Silsden Primary School is just a short walk away, while the property remains quietly set back from the centre of town.

Council Tax Band: F Tenure: Freehold



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Leightons Estate Agency

31 Main Street

Cross Hills

BD20 8TA

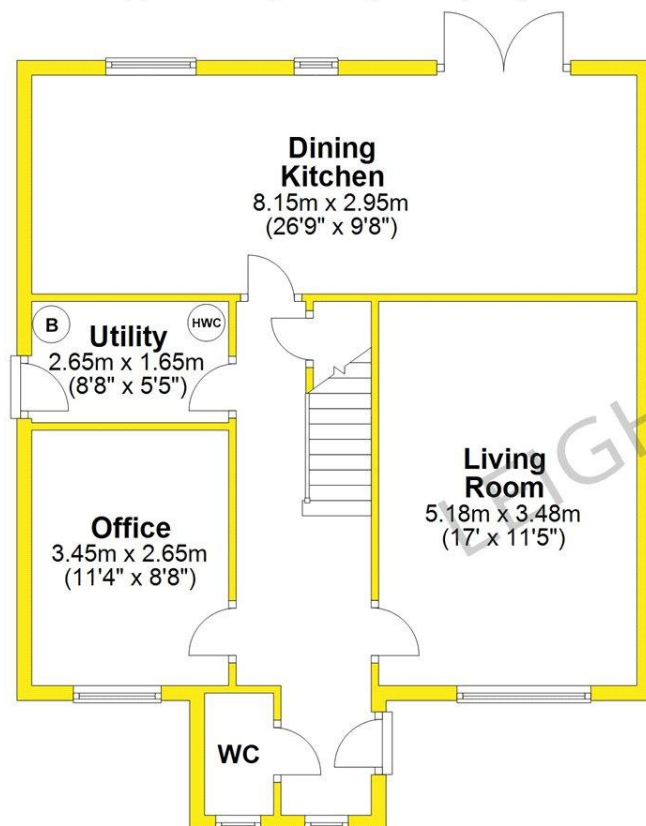
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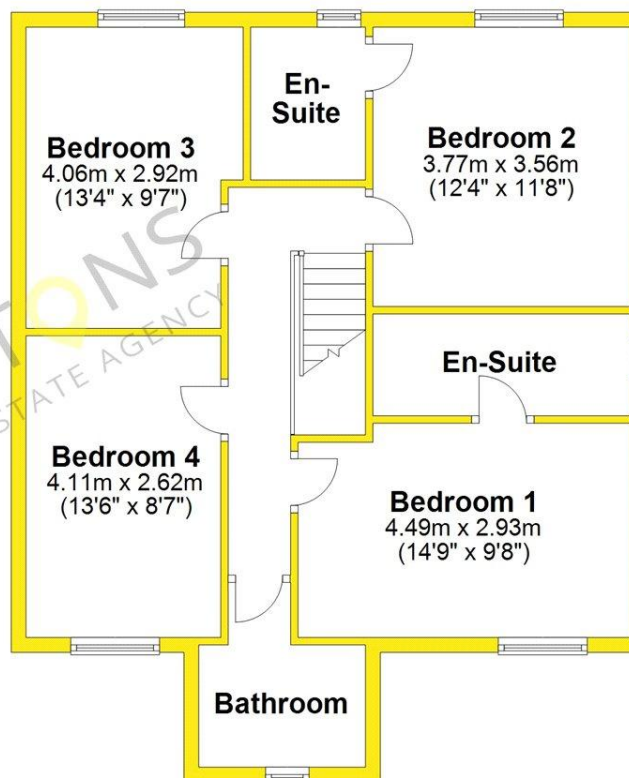
Ground Floor

Approx. 71.0 sq. metres (764.7 sq. feet)



First Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 142.5 sq. metres (1533.5 sq. feet)

For illustration purposes only - not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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