

# Harrison Robinson

Estate Agents



**25 Old Beck Road, Silsden, BD20 9FQ**

**£379,950**



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## GROUND FLOOR

### Entrance Hall

A smart, composite door with obscure glazed panel opens into a small hallway with room for hanging coats and storing shoes. Radiator, downlighting, wood effect, Karndean flooring. Door into:

### Dining Kitchen

17'8" x 14'9" (5.4 x 4.5)

A lovely, light and airy dining kitchen courtesy of three, double glazed windows. Fitted with a range of smart, grey, Shaker style cabinetry with stainless steel handles, complementary worksurface and white, Metro tiling to splashbacks. Integrated appliances include fridge freezer, electric oven, four ring gas hob with extractor and dishwasher. Space and plumbing for a washing machine. A stainless steel, one and a half bowl sink with chrome mixer tap sits beneath the double glazed window looking out over the lovely rear garden and beautiful fields beyond. Ample room for a family dining table, two radiators, open into:

### Lounge

14'9" x 14'1" (4.5 x 4.3)

A lovely, comfortable lounge with double glazed window to the front and uPVC double glazed doors with side windows leading out to the delightful rear garden. Continuation of the Karndean flooring, ceiling lights, radiator. A carpeted staircase with timber balustrading and handrail leads to the first floor landing.

### Cloakroom / Utility Room

A good sized cloakroom with low-level W.C., pedestal handbasin with chrome mixer tap and tiled splashback and with space for a tumble dryer and hooks for hanging coats. Downlighting, obscure, double glazed window to rear.

## FIRST FLOOR

### Landing

A staircase with timber balustrading and handrail leads to the first floor landing. Doors open into three bedrooms and the house bathroom. There is a deep cupboard providing storage. Carpeted flooring, radiator, double glazed window enjoying lovely views over open fields.

### Bedroom One

14'9" x 11'1" (4.5 x 3.4)

A dual aspect, double bedroom with double glazed windows

allowing an abundance of natural light and enjoying beautiful views over open fields to the rear. Carpeted flooring, radiator, ample room for bedroom furniture.

### Bedroom Two

13'1" x 11'1" (4.0 x 3.4)

A double bedroom to the front of the property, carpeted flooring, radiator and double glazed window.

### Bedroom Three

8'2" x 6'6" (2.5 x 2.0)

A single bedroom to the front of the property with carpeted flooring, double glazed window and radiator.

### Bathroom

A well presented bathroom with low-level W.C., handbasin with chrome mixer tap and tiled splashback and panel bath with thermostatic shower and glazed screen. Marble effect wall tiling, Karndean flooring, obscure, double glazed window. Downlighting, extractor.

## OUTSIDE

### Garden

The property enjoys a generous, level garden to the rear with large, stone patio area, perfect for al fresco dining and a large area of level lawn looking out across open fields. Smart fencing maintains privacy. Stone steps lead to a pathway, via a timber gate, to the front of the property. Electric sockets, outside lighting, outside tap.

### Garage

A large, single garage with up and over door, power and lighting, providing excellent storage or parking if needed. Double glazed window to rear, composite, side door with obscure, double glazed panel.

### Parking

A block paved driveway provides parking for one vehicle.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- Delightful Three Bedroom Detached House
- Immaculate Presentation Throughout
- Lovely Cul De Sac Setting Backing Onto Open Fields
- Open Plan Living Dining Kitchen
- Modern Three Piece House Bathroom
- Driveway Parking And Large Single Garage
- Generous Level Rear Garden
- Delightful Countryside Views To Rear
- EV Charger
- Council Tax Band D

#### Energy Efficiency Rating

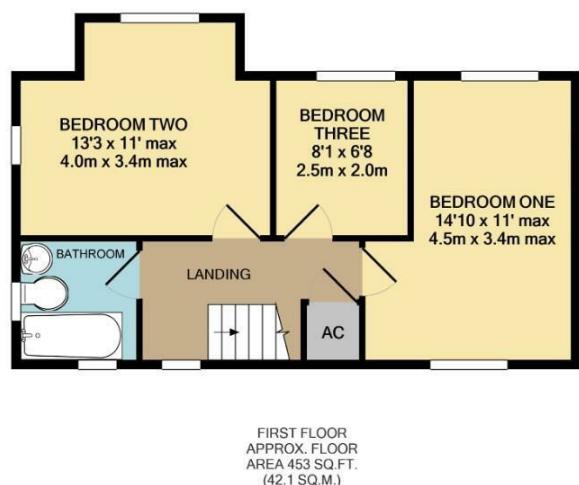
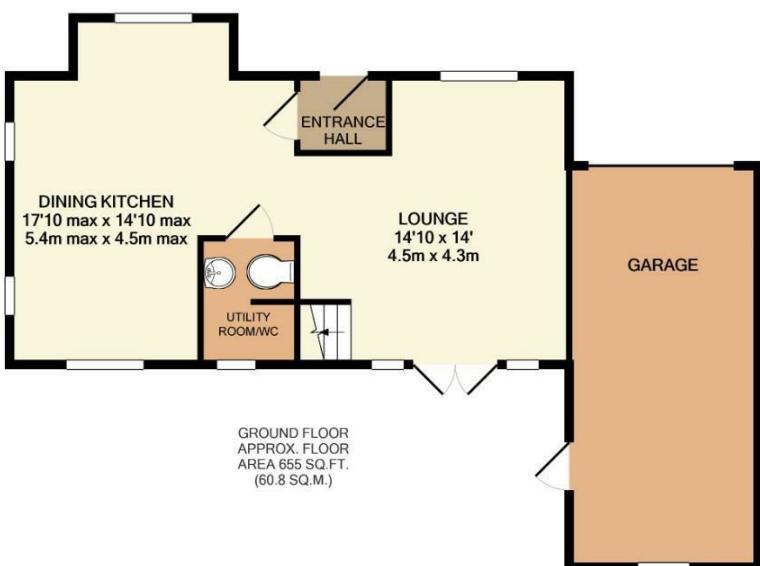
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Map data ©2025



Airbus, Infoterra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies



TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.9 SQ.M.)  
EXCLUDING GARAGE 906 SQ.M. (84.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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