



2 Ribble Court, Silsden, BD20 0QY

An impressive and deceptively spacious four bedroom family home, enjoying a private position within the highly desirable town of Silsden. Offering stylish and versatile accommodation across three floors, the property also benefits from a private enclosed garden, off street parking and two garages. A superb opportunity to acquire an exceptional family home in a sought after location. NO ONWARD CHAIN

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2 Ribble Court, Silsden, West Yorkshire, BD20 0QY

Harrogate 26 miles, Skipton 7 miles, Leeds 22 miles (all distances approximate)

Guide Price: £425,000

- Four bedroom townhouse
- Spacious accommodation
- Superbly presented throughout
- Private rear garden
- Allocated parking and two garages
- Sought after Silsden location
- No onward chain



General remarks

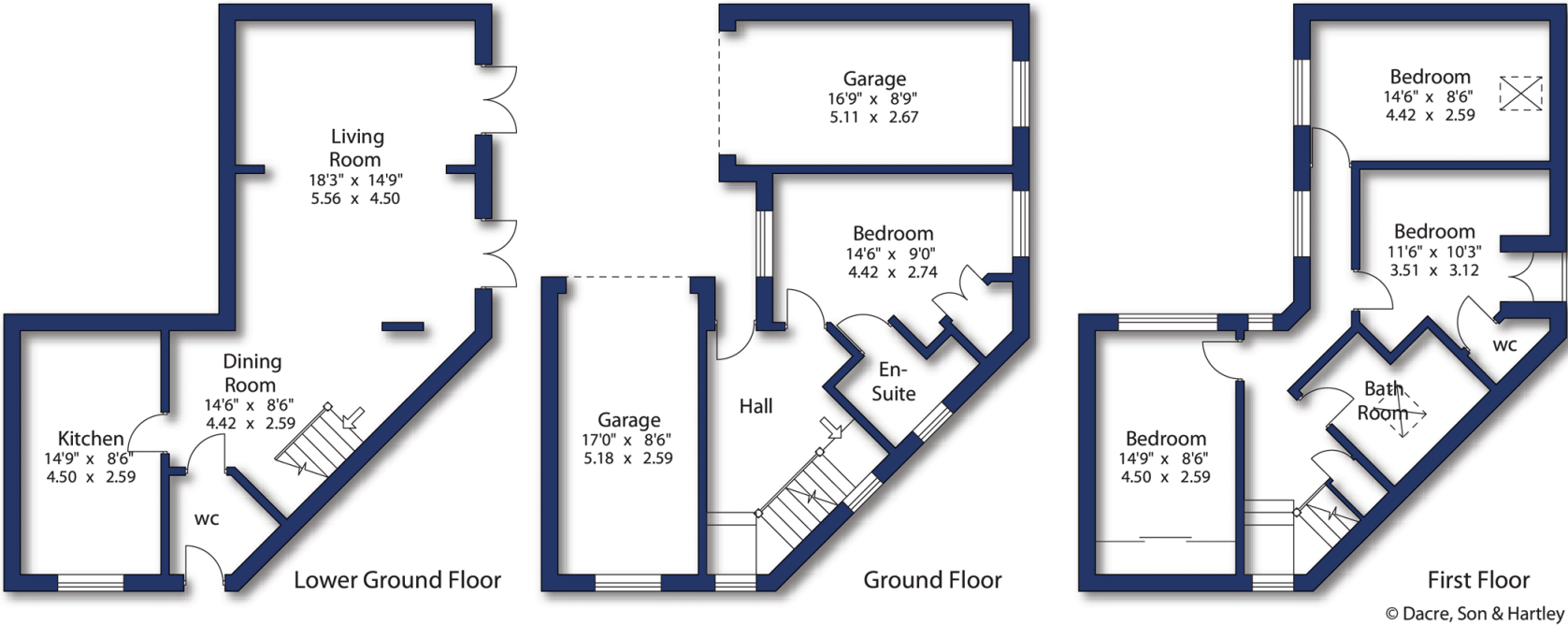
Upon entering the property at ground floor level, you are welcomed into a spacious entrance hall with a staircase rising to the first floor and a further staircase descending to the lower ground floor accommodation. The principal bedroom is located on this level and benefits from fitted wardrobes, dual aspect windows to both the front and rear elevations, and access to a stylish en-suite shower room. Upgraded by the current owners in recent years, the en suite comprises a contemporary three piece suite including an enclosed shower cubicle, low flush w.c., wash hand basin with vanity storage beneath, extractor fan and tiled flooring.

The lower ground floor opens into an impressive open plan living and dining area. The generously proportioned living room features a bioethanol fireplace with a wooden surround and marble hearth, while two sets of French doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living. Leading off the dining area is a separate cloakroom fitted with a low flush w.c., pedestal wash hand basin, extractor fan and a door opening onto the garden. The superbly appointed kitchen has been extensively upgraded to a high modern standard and offers an excellent range of base, wall and drawer units complemented by contrasting wooden worktops. A sink and drainer unit enjoys views over the rear garden, while a useful larder cupboard provides additional storage. Integrated appliances include an electric oven and microwave, dishwasher and induction hob with extractor hood above. There is also space for a freestanding fridge/freezer, together with a breakfast bar that offers additional dining and socialising space.

To the first floor are three well proportioned bedrooms and the house bathroom. One bedroom benefits from a full wall of fitted wardrobes, another enjoys natural light via a Velux window, while the third features double doors opening onto a private balcony and a separate cloakroom fitted with a low flush w.c., pedestal wash hand basin, extractor fan and radiator. The contemporary house bathroom is beautifully presented and fitted with a luxurious four piece suite comprising a freestanding bath, enclosed shower cubicle, low flush w.c., and wash hand basin with vanity unit beneath. Additional features include a large Velux window, heated towel radiator and a fitted storage cupboard.

Externally, the property benefits from private off street parking to the front and two garages. The first garage is equipped with plumbing for a washing machine and tumble dryer, houses the gas combination boiler, and benefits from power, lighting, water supply, and a manual up and over door. The second garage also offers a water supply and manual door access. The rear garden is a beautifully maintained and private outdoor space, thoughtfully landscaped to provide both relaxation and ease of maintenance. A generous paved patio creates an ideal setting for al fresco dining and entertaining, while the well kept lawn is enhanced by established borders, mature planting and decorative gravelled areas. Enclosed by contemporary fencing, the garden enjoys a pleasant sense of privacy and also includes a useful garden shed, providing practical storage and completing this attractive extension of the home.

Floorplans



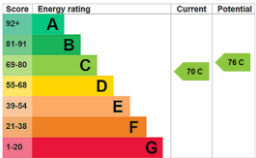
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Dacres Surveys

Call for a quote
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Contact us



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Directions

From Keighley Road/Kirkgate, Silsden, head eastwards over Clog Bridge and along Howden Road, until you reach Ings Way on your right hand side. Take the first right hand turn on to Wharfe Court, then immediately right again through to Ribble Court with the property then easily identified to the left hand side.

What3Words global.return.pardon

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- Garaging and parking are both on site

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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