



**Banklands Lane, Silsden**  
**£499,950**





# 18 Banklands Lane

## Silsden

### BD20 0JH

A SUPERB EXECUTIVE FOUR BEDROOM FAMILY HOME IN A QUIET AND PRIVATE CUL DE SAC WHILST CLOSE TO ALL THE LOCAL AMENITIES OF SILSDEN. BEAUTIFULLY PRESENTED THIS PROPERTY IS READY TO MOVE INTO AND OFFERS VERSATILE LIVING SPACE FOR TODAY'S MODERN FAMILIES.

No.18 is a fantastic example of how to live in a new build, just 6 years old this property has been lovingly looked after and offers so much versatile space. With a fabulous dining kitchen, sitting room and home office, four good sized bedrooms, three bathrooms incl. two en-suites and a fabulous large garden with terrace. Parking and a garage make this home a must buy!

Silsden is a popular and thriving village with excellent local facilities including village shops, supermarket, two primary schools, churches, public houses and eateries. Situated midway between Skipton, Ilkley and Keighley it is an ideal base for the Aire Valley commuter with Steeton & Silsden railway station nearby, offering regular services to Skipton and Bradford/Leeds, with connecting trains through to London Kings Cross.



No.18 Banklands is a great example of the kind of build that Snell Developments are proud of. A substantial detached property with a wonderful private garden with gas fired central heating and UPVC double glazing throughout. Described in brief below using approximate room sizes:-

#### GROUND FLOOR

**ENTRANCE HALL** A spacious and light entrance hall showcasing exactly what to expect from this lovely home. Composite front door, window and entrance matting to keep the hallway looking lovely. Stairs with glass balustrade to the first floor, under stairs storage and doors leading to the utility room, integral garage, home office, kitchen and sitting room.

**W.C.** A lovely modern WC with low level WC, hand basin and frosted window. Modern floor tiles, radiator and a tiled splash back.

**SITTING ROOM** 16' 10" x 11' 04" (5.13m x 3.45m) A wonderfully presented sitting room perfect for cosy nights in. Spacious and light and well presented with a marble fireplace and hearth with gas fire, large picture window to the front.

**HOME OFFICE** 11' 02" x 8' 08" (3.4m x 2.64m) Perfect for today's modern buyers is this fabulous home office situated to the front of the property. Radiator.

**UTILITY ROOM** 8' 08" x 5' 04" (2.64m x 1.63m) A really useful space to keep the kitchen clear of clutter and noise. With wall and base units and a complimentary work top, space for a washing machine and dryer. Stainless steel sink and drainer and a cushioned vinyl flooring.

**KITCHEN/DINER** 27' 0" x 9' 07" (8.23m x 2.92m) The absolute hub of the home is this generous and light kitchen diner with doors leading to the fabulous terrace and garden areas. Modern white wall and base units with a complimentary work top. Integrated appliances consisting of AEG fridge freezer, double oven with five ring gas hob and extractor hood and dishwasher. One and a half bowl stainless steel sink unit with drainer and window overlooking the garden. Engineered oak flooring throughout and a spacious dining area with double doors leading to the terrace. Enjoying stunning roof top and fell views.

#### FIRST FLOOR

**LANDING** A spacious and light landing area with a glass balustrade with access to the insulated loft space.

**MASTER BEDROOM** 14' 09" x 8' 10" (4.5m x 2.69m) A beautifully presented master bedroom situated at the front of the property with a window overlooking the front garden and door to en-suite. Radiator.

**EN SUITE** A modern en-suite shower room with contemporary grey wall and floor tiles. A walk in shower with fixed rain head and hand held attachment, WC and hand basin with a chrome heated towel rail. Handy shelving, frosted window, extractor fan and shaver point.

**BEDROOM TWO** 11' 06" x 10' 09" (3.51m x 3.28m) plus wardrobe Another generous double bedroom this time situated at the rear of the property with views over the gardens and lovely fell tops. Well presented with large fitted wardrobes and a radiator.

**EN SUITE** Another modern en-suite shower room with a lovely walk in shower, low level WC and hand basin with contemporary grey tiled walls and floor. Radiator and frosted window.

**BEDROOM THREE** 9' 08" x 11' 06" (2.95m x 3.51m) plus wardrobe Situated at the rear of the property so lovely and peaceful and currently used as a home office with stunning fell top views. Fitted wardrobes and a radiator.

**BEDROOM FOUR** 8' 07" x 11' 03" (2.62m x 3.43m) plus wardrobe A double bedroom to the front of the property with fitted wardrobes and a radiator.

**BATHROOM** A contemporary family bathroom consisting of a three piece suite in white with panelled bath with shower over, low level WC and hand basin. Chrome heated towel rail and fabulous modern tiled walls and flooring, handy storage shelves and a frosted window.

#### OUTSIDE

**REAR GARDENS** To the rear of the property are wonderfully maintained tiered garden areas with a large terraced seating area and purpose built wooden pergola with built in shaded blinds. Well stocked planted border areas with fenced boundaries and a garden shed.

**FRONT GARDENS** To the front of the property is a block paved driveway with ample parking for five cars and paved pathway to the property and gravelled courtyard areas. Enclosed with a fabulous stone wall and fenced boundary.

**INTEGRAL GARAGE** 19' 05" x 9' 06" (5.92m x 2.9m) Electric up and over door, rear door out to garden, power and light.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

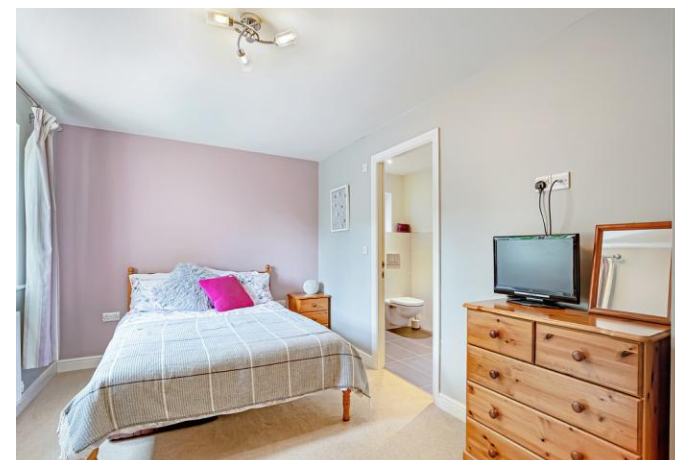
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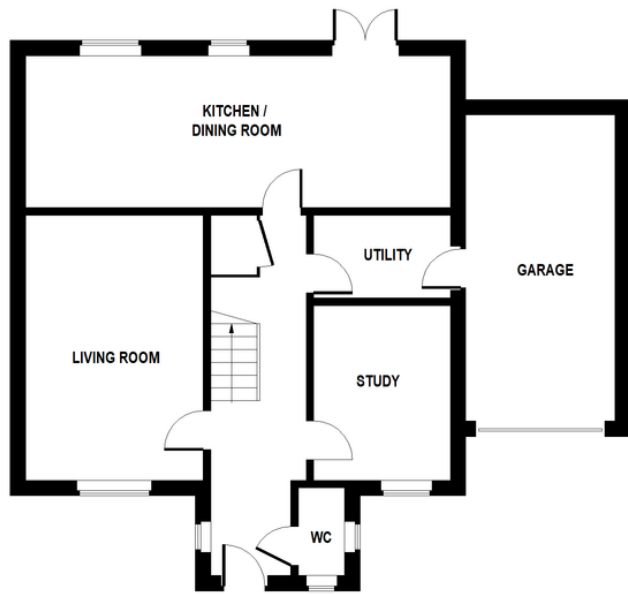
**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**COUNCIL TAX** City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 437866

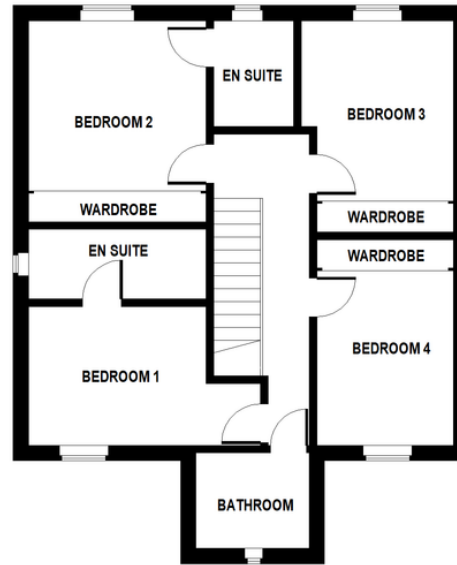
**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**DIRECTIONS** On entering Silsden from the A629 follow the A634 Bolton Road through the Town Centre, turn right onto Dale View and continue to the very end of the road where the property can be found on the right hand side.





GROUND FLOOR

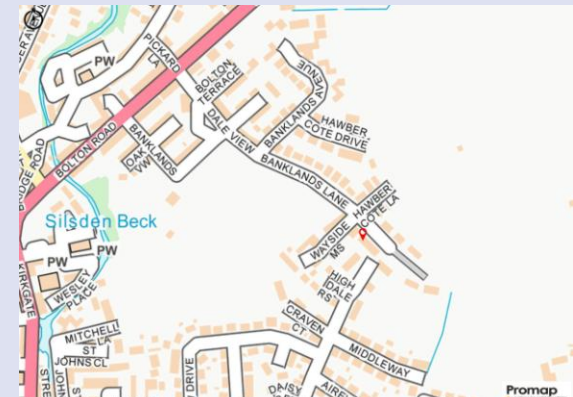


FIRST FLOOR

### 18 BANKLANDS LANE

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 769761)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Dale Eddison**

**SKIPTON OFFICE**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.