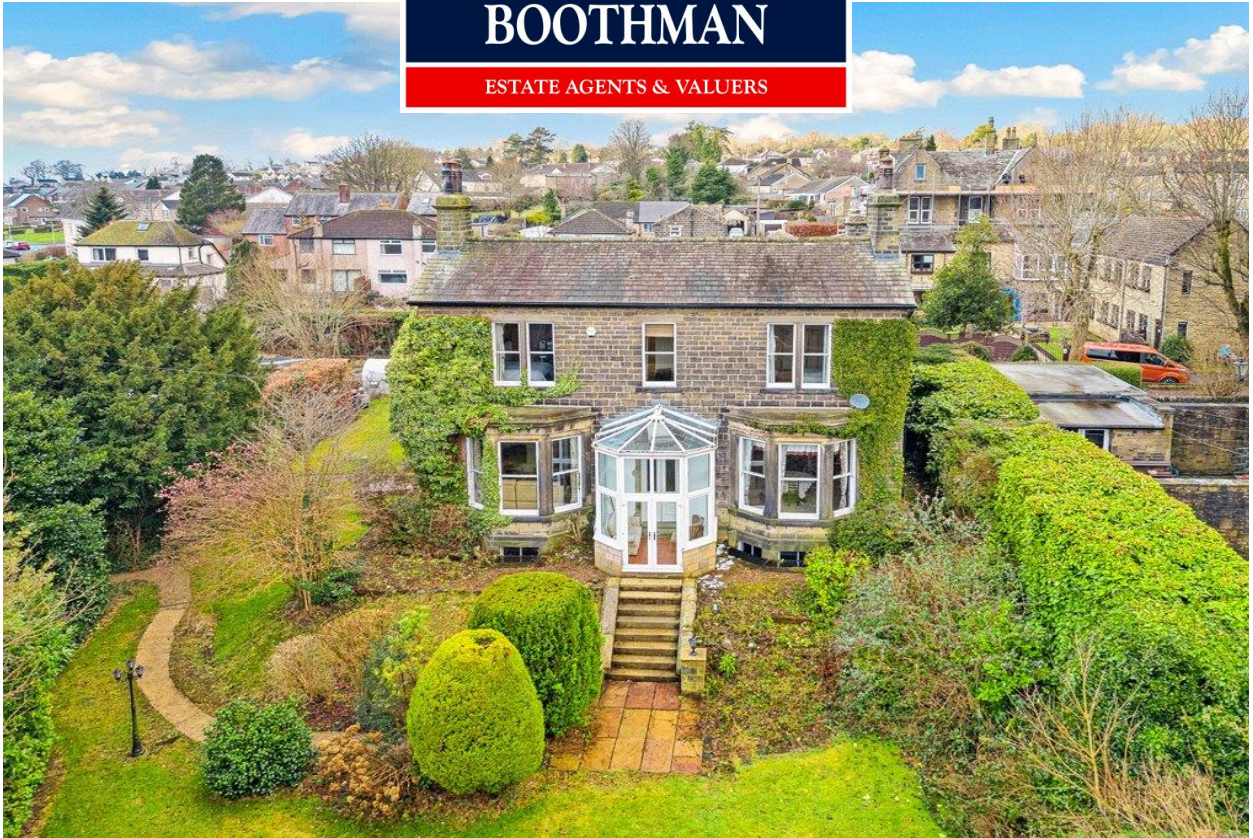


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Riversleigh, 14 Elm Grove, Silsden,  
Keighley, West Yorkshire BD20 0PU  
Asking Price: £650,000



+ 5



+ 2



- Detached Victorian villa
- Five bedrooms
- Private established gardens
- En-suite plus house shower room
- Substantial basement
- Garage and parking

**NO FORWARD CHAIN**

An incredibly exciting and rare opportunity to purchase a late Victorian stone built detached residence with a wealth of modern living accommodation on offer whilst many characterful original features remain intact. Providing five well-proportioned bedrooms, two unusually large reception rooms, generous private driveway





parking, a garage, delightful established gardens, fantastic picturesque views, and so much more. Victorian villas of this size and calibre nearby to Silsden's town centre amenities, do not become available to the open market regularly.

Constructed in the late 1880's, Riversleigh stands amongst enviably private gardens and has a unique asymmetrical design, benefitting from a garden room and an 'L-shaped' wing of living accommodation at the rear. Offering far more than what first meets the eye.

Measuring more than 3,200 square feet of living space, including majority double glazed timber sash windows, original architraves, gas central heating, and a garage having power, this enticing and distinctive family sized property comprises very briefly:

An entrance conservatory. A grand reception reception hall. A large bay fronted living room. Spacious sitting room with another bay window. Downstairs WC. Inner hall and deep cloaks room. Access to the basement that is suitable for a variety of purposes. A modern dining kitchen having gas fired Aga. Open through to the garden room. On the first floor there are four bedrooms. Three of the bedrooms could easily accommodate king sized beds if required. Landing and half landing having access to a useful store room. Contemporary shower room appointed with a three piece white suite. On the second floor there is a well planned attic fifth bedroom benefitting from a bathroom en-suite. Outside offers a substantial private driveway with access shared with just one neighbouring property. Front garden having lawn with mature trees and evergreen borders. Enclosed walled rear garden enjoying undulating lawns, additional mature trees, evergreen borders and well stocked vegetable/fruit plots. Garage with remote control sectional door.



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



The popular Aire Valley town of Silsden benefits from a wide range of amenities and is surrounded by open fields and countryside being on the route of the scenic Leeds/Liverpool canal. There is a doctors surgery/health centre, a modern primary school, a variety of pubs and shops, a traditional Italian restaurant, a Co-op food grocery store, an Aldi supermarket, a large park/playground, a sports club and various community groups and classes.

The nearby towns of Keighley, Skipton and Ilkley are only circa ten to twenty minutes driving distance away whilst the nearby Steeton and Silsden railway station provides regular daily services to Leeds and Bradford. The nearby Airedale Hospital complex is less than ten minutes driving distance away in the neighbouring village of Steeton. The Yorkshire Dales National Park is only a short driving distance away to the north along with Bolton Abbey and various other tourist attractions.

Strongly recommended for internal inspection, Riversleigh, 14 Elm Grove, offered with no onward chain, is described in more detail below:

#### CONSERVATORY ENTRANCE

Stone steps lead up to the UPVC sealed unit double glazed French doors. Ceramic floor tiles. Underfloor heating.

#### RECEPTION HALL

Grand staircase leading up to the first floor. Attractive oak spindled balustrade. Central heating radiator with ornate cast iron feature radiator cover. Wall light points. Ceiling rose. Ceiling coving.

#### LIVING ROOM

19' x 14'6" Impressive bay window to the front with double glazed timber framed sash windows. Additional full height timber framed window to side aspect. Superb long distance views over Silsden towards surrounding countryside. Ceiling coving. Picture rails. Two central heating radiators. Five wall light points. Hamlet wood burning stove set on a marble hearth together with decorative surround and mantle piece. Fitted carpets.

#### SITTING ROOM

16'4" x 15'2" Another spacious reception room with a dual aspect. Bay window incorporating double glazed timber sash window. Secondary window to side aspect. Ceiling coving. Moulded ceiling and decorative ceiling rose. Picture rail. Dado rail. Five wall light points. Original feature period fireplace with tiled back and hearth housing a living flame gas fire. Two central heating radiators.

#### INNER HALLWAY

Deep cloaks cupboard housing the hot water cylinder. Central heating radiator. Fitted carpets.

## DOWNSTAIRS WC

Low suite WC and a hand wash basin. Security alarm key pad. Central heating radiator. Internal sash window.

## DINING KITCHEN

15'1" x 14'1" Incorporating a range of fitted oak style base and wall cupboard and drawer units having complimentary laminated worktop surfaces. Splash-back wall tiling. Stainless steel one and a half bowl sink with matching drainer and mixer tap over. Four ring gas hob with extractor over. Gas fired Aga with two hotplates and two ovens. Plumbing and floor space for a dishwasher. Floorspace for an American style double fridge/freezer. Vinyl flooring. Double glazed timber framed window to the rear and an additional small window to the side. Open plan through to the:

## GARDEN ROOM

15' x 13'5" Constructed using double glazed UPVC sealed unit and hardwood units in an oak finish. Three wall light points. Stone floor. Electric underfloor heating.

## BASEMENT

Extensive lower floor arranged predominantly to three separate areas providing excellent storage space and suitable for a variety of purposes (i.e. home gym, cinema room, games room etc) with electric light and power, sash windows to lower sub floor level. Vaillant gas central heating boiler. Generous space and plumbing for an automatic washing machine and tumble dryer. Stone sink. Coal store.

## FIRST FLOOR

### LANDING

Feature arched window incorporating UPVC sealed unit double glazing. Ceiling coving. Central heating radiator. Door leading to useful storage room with timber frame sash window.

### BEDROOM ONE

15'1" x 14'6" Double glazed timber framed sash windows. Superb long distance views over Silsden towards surrounding countryside. Ceiling coving. Picture rail. Two central heating radiators.

### BEDROOM TWO

15'6" x 15'2" Double glazed timber framed sash windows. Superb long distance views over Sidsen towards surrounding countryside. Ceiling coving. Picture rail. Hand wash basin. Fitted shelves and desktop surface. Two central heating radiators.

### BEDROOM THREE

13'4" x 12'3" Double glazed timber framed sash window to rear. Storage cupboard planned under the attic bedroom staircase. Central heating radiator.

### BEDROOM FOUR

7'9" x 7'1" Double glazed timber framed sash window. Exposed wooden floorboards. Central heating radiator.

## SHOWER ROOM

Contemporary three piece white suite comprising low suite WC, a hand wash basin set above fitted vanity drawers under, and a large walk-in shower enclosure appointed with two thermostatically controlled showerheads. Splash-back wall panelling. Neutral ceramic wall tiles. Chrome ladder radiator. Single glazed timber sash window. Vinyl flooring.

## SECOND FLOOR

### ATTIC BEDROOM FIVE

15' x 13'5" Double glazed sash window to the rear. Vaulted ceiling. Exposed wooden floorboards. Central heating radiator.

### EN-SUITE BATHROOM

Continuation of exposed wooden flooring from the bedroom. Velux skylight window. A large bath with brass taps, shower cubicle with sliding doors and thermostatically controlled showerhead, low suite WC, and a pedestal hand wash basin. Central heating towel radiator.

## OUTSIDE

To the front elevation of the property is a private lawned garden with tall coniferous hedge border and mature trees. Outside lighting. Stone steps lead down from the entrance conservatory to a centrally paved area. An extensive stone flagged patio area is positioned to the side of the residence providing fantastic level space for sitting outside and alfresco dining. Fully functioning hot tub available by separate negotiation. Walled walk way leading to a large log store.

Continued gardens with further lawns and extensive vegetable/fruit soil bed plots, perfect for self-sustainable living.

The property has shared vehicular access with one neighbouring property to a driveway parking area. Additional private parking bay near the property's entrance.

## GARAGE

20' x 14'5" Remote controlled sectional garage door. Corrugated roof. Light and power.

## TAX BAND

The tax band for this property is Band F

## TENURE

The tenure for this property is FREEHOLD.

## SERVICES

All mains services are installed. Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

## VIEWING

Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds. These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: MGLEDHILL3125

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



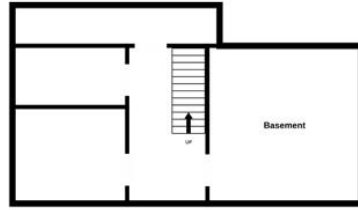




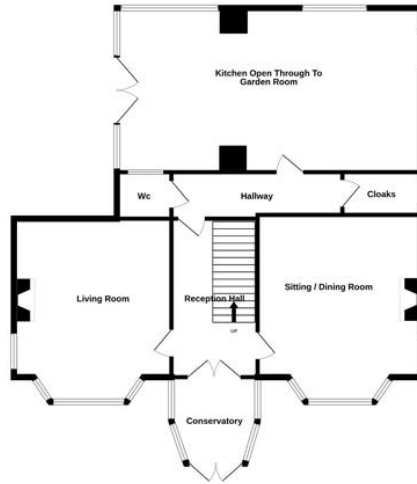




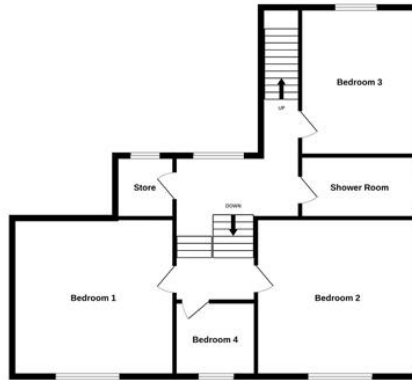
BASEMENT



GROUND FLOOR




1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute an offer or contract of sale.  
 Any prospective purchaser should satisfy themselves by inspection of the property.