

01756 795621
www.david-hill.co.uk

DAVID HILL



12 Green Bank Glusburn BD20 8FU

A truly exceptional new build detached family residence of the highest quality providing spacious four bedroom accommodation centred around a stunning open plan kitchen dining space with garden room extension. Fabulous landscaped gardens with flagged seating area and pergola enjoying far reaching views to open countryside. Detached single garage and private gated drive with ample parking.

The property enjoys a private backwater position within walking distance of Glusburn and Cross Hills with easy access to the larger centres of west Yorkshire and east Lancashire.

Guide Price £685,000

12 Green Bank Glusburn BD20 8FU

• Steeton 5 miles • Ilkley 10 miles • Keighley 6 miles • Colne (M65) 9 miles • Bradford 15 miles • Leeds 24 miles

Location

Green Bank is conveniently located within walking distance of the busy villages of Glusburn and Cross Hills, which offer a good range of services including Co-op supermarket, bars and eateries, primary schools and a secondary school with six form college. The popular market town of Skipton lies 5 miles to the north providing a wider range of services, including shops, bars and restaurants, a leisure centre with swimming pool and highly regarded secondary schooling. Transport links are excellent with rail services to both Leeds and Bradford from either Cononley or Steeton & Silsden and the A629 and A6068 providing access to the centres of West Yorkshire and east Lancashire.

Description

Situated within the popular village of Glusburn is the exclusive residential estate of 'Green Bank', a stunning new development of superior stone built detached and semi-detached houses.

Approached from Green Lane via a private road, 12 Green Bank provides stylishly appointed four bedroom family accommodation over two floors incorporating quality fixtures, fittings and appliances throughout. The property takes full advantage of its prime position within the development, having a stunning south westerly aspect with a glorious outlook over the village and open countryside to Cowling Pinnacle.

Entering the property via a porch through glazed double doors into a spacious hall, with stairs to the first floor, you will find a generous living room with wood burning stove to one side and to the other, a useful study. The hall leads past a well equipped utility room with work surface, stainless steel sink, plumbing for a washer and drier and a range of fitted cupboards concealing the boiler, water cylinder, and electrical and fiber consumer units. There is a well planned separate w.c making good use of the under stairs space.

The hall then opens into a simply stunning open plan L shaped kitchen dining space with garden room extension. This fabulous room is flooded with natural light from the twin aspect fully glazed sliding doors and the lantern roof light above the garden room.

The stylish kitchen with large island unit incorporates quality AEG appliances which include an induction hob with cleverly integrated filter hood over, twin ovens, microwave, separate fridge and freezer and a dishwasher.

The first floor central landing gives way to a luxurious house bathroom with separate shower and four double bedrooms, two of which are served by well appointed en suite shower rooms and generous built in wardrobes.

Outside

The property is approached from the private road into an enclosed, block paved gated courtyard providing ample space for parking. There is a detached stone built single garage (6.00m x 3.10m) with electrically operated garage door and car charging point. There is a useful covered log store and bin store adjoining the garage. A flagged path lined by 'estate fencing' extends to the side of the house leading round to a super flagged seating area with lawned garden and raised beds in the top corner. Stone steps lead down to second sheltered seating area beneath an attractive oak framed pergola opening onto a lower lawn area.

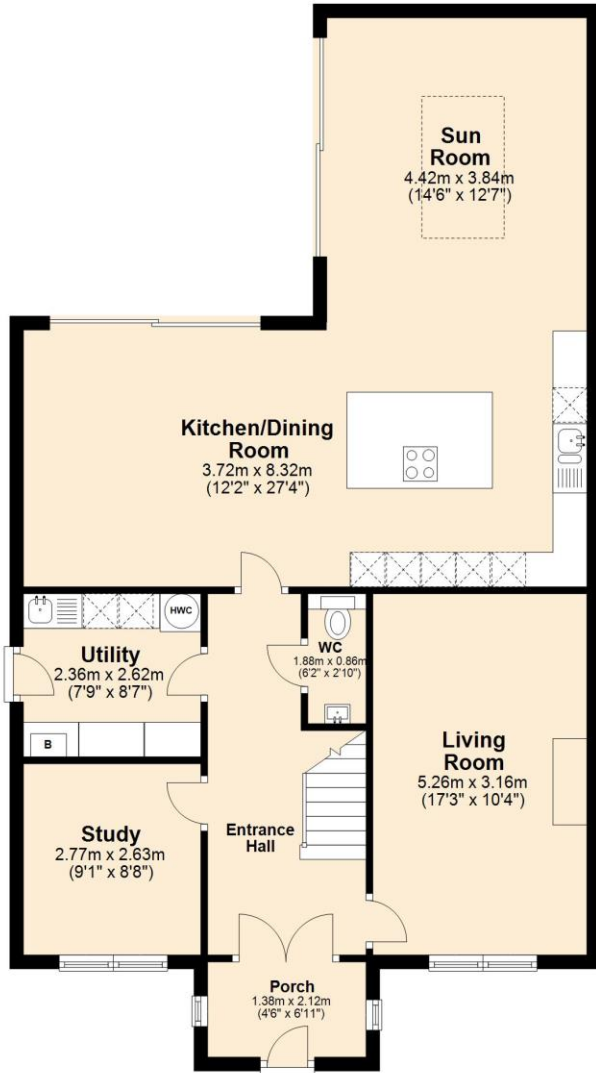
Features include:

- All mains services
- Detached garage, private driveway and parking
- Electric car charging access point
- Landscaped gardens incorporating a pergola
- Full Fibre Broadband to the house (FTTP) connection
- Gas central heating with zoned underfloor heating to the ground floor
- Mechanical ventilation system with heat recovery unit
- Quality fitted kitchen with quartz worktops and AEG integrated appliances
- Quality fully tiled bathroom suites
- Security alarm



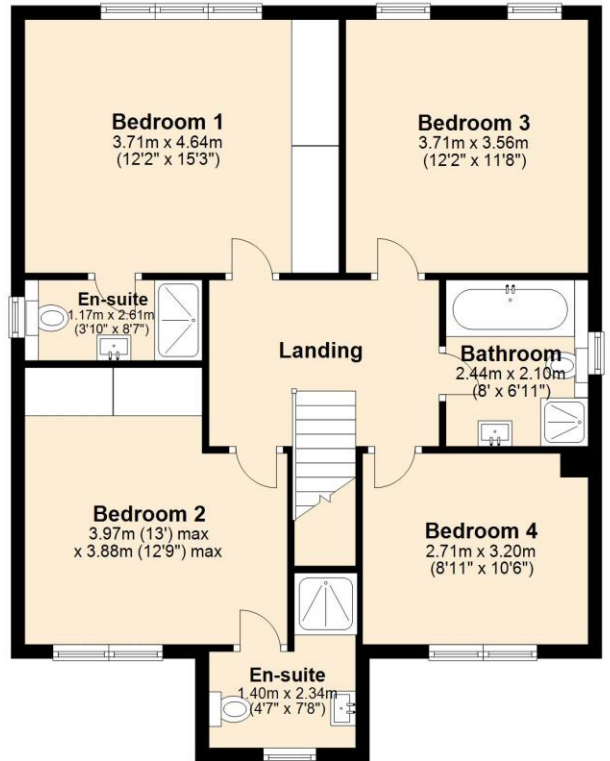
Ground Floor

Approx. 95.9 sq. metres (1032.6 sq. feet)



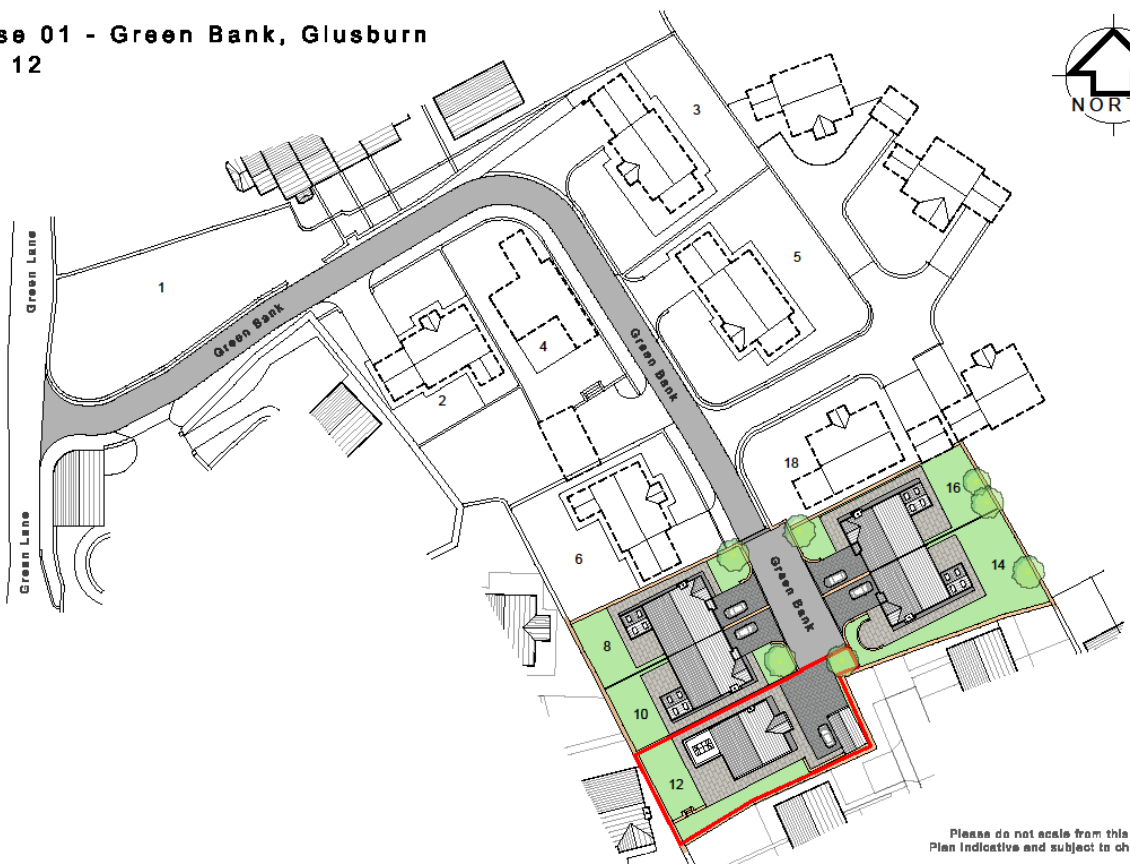
First Floor

Approx. 78.8 sq. metres (848.6 sq. feet)



Total area: approx. 174.8 sq. metres (1881.2 sq. feet)

Phase 01 - Green Bank, Glusburn Plot 12



Please do not scale from this plan.
Plan Indicative and subject to change.



Services

Mains water, drainage, gas and electricity. Fibre (FTTP) connection. Gas central heating, uPVC double glazing.

Tenure

The individual plots will be sold freehold with each plot having an equal share in the management company which will retain ownership of the shared access road.

Declaration of Interest

Matthew Binns, a partner at David Hill LLP, is a director of Green End Properties.

Directions

From Skipton head south on Keighley Road (A629) to the roundabout at Kildwick and the start of the Aire Valley Trunk Road. Take the fourth exit onto Station Road (B6172) and turn right at the T junction onto Cross Hills High Street (A6068). At the mini roundabout take the second exit onto Wheatlands Lane and continue round the left hand bend onto Park Road. Just after the right hand turning to Cononley, turn left onto Green Lane where the entrance to 'Green Bank' can be found on the left after about 300 metres. A for sale sign has been erected. Follow the drive into the site road to the right where Phase 1 of the development can be found at the bottom.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

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