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DAVID HILL



#### Services

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

#### Tenure

Freehold

#### 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

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14 Green Bank, Glusburn, BD20 8FU  
Guide Price £495,000





# 14 Green Bank, Glusburn, BD20 8FU

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

A stunning new build semi-detached family house of real quality providing spacious, thoughtfully laid out and beautifully appointed four bedroom accommodation with stylish open plan kitchen dining space through to a fabulous sun room with bi-folds leading out to a sheltered enclosed garden. The property also includes integral garaging and private parking.

The prestigious Green Bank development enjoys a private backwater position within walking distance of Glusburn and Cross Hills, with easy access to the larger local centres of West Yorkshire and east Lancashire.

### 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 entrance, each of the four bedroom properties provide beautifully appointed family accommodation with private parking, garaging, enclosed gardens and seating areas with views over the village and countryside beyond.

Approached from the drive, Plot 14 is entered via a green oak framed fronted porch into the reception hall with separate cloakroom and stairs to the first floor. There is a generous living room to one side with wood burning stove set in a feature opening. The hall leads through to a stunning open plan family kitchen dining room which extends through to a garden room with bi-folds opening onto an external stone flagged seating area and garden. The stylish and extremely well appointed kitchen includes dove grey base and wall units, midnight blue island with quartz surfaces and integrated AEG appliances. From the kitchen is a separate utility room with access to the garden and to the integral garage.

The first floor central landing gives way to a master bedroom with en suite shower room, two further double bedrooms, a fourth bedroom and a family bathroom.

### Outside

The property has a private block paved drive and enclosed landscaped gardens with seating area.

- This property includes:
- 10 year LABC warranty
  - All mains services
  - Integral garage, private driveway and parking
  - Electric car charging access point
  - Landscaped gardens
  - 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

### 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.



Green End  
PROPERTIES

## Plot 14 - Green Bank

### Ground Floor

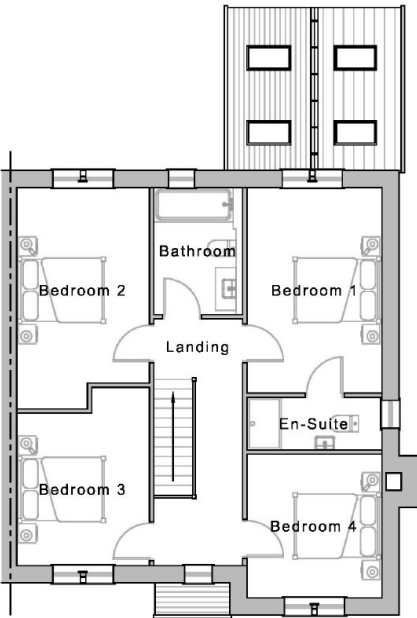
Living	3.15m x 5.43m
Kitchen	3.25m x 4.05m
Dining	3.35m x 3.45m
Garden Room	3.25m x 3.80m
Utility	1.82m x 3.45m
W/C	0.90m x 1.46m
Garage	3.01m x 5.19m
Hall	6.36m <sup>2</sup>

### First Floor

Bedroom 1	3.15m x 4.79m
En - Suite	3.15m x 1.23m
Bedroom 2 (max.)	3.10m x 5.16m
Bedroom 3 (max.)	3.10m x 4.16m
Bedroom 4	3.15m x 3.35m
Bathroom	2.08m x 2.96m
Landing	9.27m <sup>2</sup>



Plot 14 - Ground Floor



Plot 14 - First Floor

### Gross Internal Area (Approx.)

Internal (exc. Garage)	149.36m <sup>2</sup>
Garage	15.62m <sup>2</sup>
Total	164.98m <sup>2</sup>

Plans are for guidance only.  
Final layout and dimensions  
may differ slightly.