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DAVID HILL



4 Green Bank Glusburn BD20 8FU

A truly exceptional new build detached family residence of the highest quality providing beautifully appointed four bedroom accommodation including a stunning open plan kitchen dining living space with garden room. There is a detached double garage and store with private parking in front and landscaped gardens incorporating terraces, flagged seating areas with views over the village to open countryside.

The house has been designed with an eye on energy efficiency and the highly insulated property includes a mechanical ventilation system with heat exchange unit, solar panels and battery storage.

Guide Price £775,000

4 Green Bank Glusburn BD20 8FU

• Skipton 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 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. 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, 4 Green Bank occupies a generous corner plot providing stylishly appointed four bedroom family accommodation over two floors incorporating quality fixtures, fittings and appliances throughout. The property takes full advantage of its position within the development, having a pleasant southerly aspect with views over the village and countryside beyond.

Entering the property via a useful storm porch into a spacious hall, you will find a pleasant living room/snug to one side and a useful study to the other. There is a return staircase leading to the first floor with a well planned separate w.c making good use of the under stairs space.

The hall opens into a simply stunning open plan L shaped kitchen dining living space with garden room extension having a feature curved wall. This fabulous room is flooded with natural light from the twin aspect fully glazed French Doors in the dining area and bi folding doors and roof lights in the garden room.

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

Off the kitchen is a well equipped utility room with work surface, stainless steel sink, plumbing for a washing machine and drier and a range of fitted units providing additional storage and also concealing the Worcester Bosch gas boiler and water cylinder.

The first floor central landing gives way to a master bedroom with built in wardrobes and an en suite shower room. Bedroom two is another generous double with built in wardrobes. Bedrooms three and four are also both spacious doubles with bedroom three having built in wardrobes. The luxurious house bathroom is stylishly appointed, incorporating a separate shower.

Outside

The property is approached from the private road onto a generous block paved driveway extending in front of the detached double garage with additional integral store, having electrically operated door and battery storage unit connected to the solar panels. Impressive stone steps lead up through a tastefully landscaped approach with terraced areas either side, to a generous flagged seating area and the main entrance to the property. A path extends to the side of the house linking round to a sheltered private courtyard style garden onto which the kitchen/living area and sun room opens, with flagged seating area and lawn. A green oak framed pergola provides the perfect framework for a wisteria or climbing rose. A further flagged path provides separate access to the private estate road.

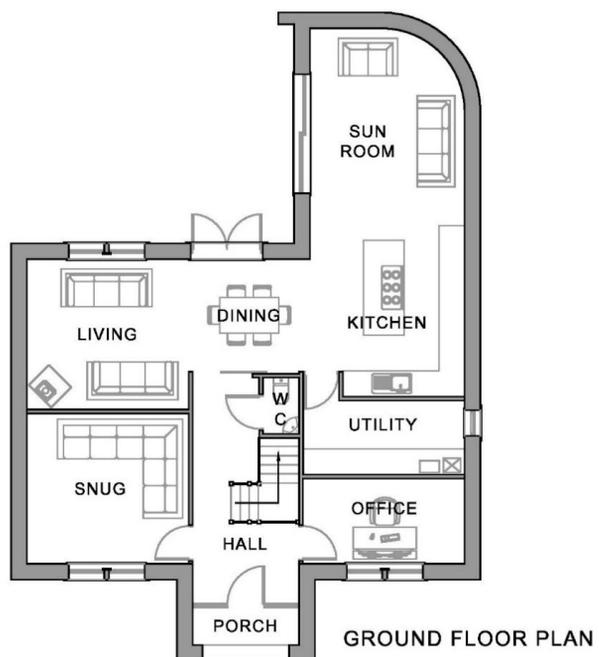
Features include:

- New home warranty
- All mains services
- Detached double garage with private driveway
- Full Fibre Broadband to the house (FTTP)
- Gas central heating with zoned underfloor heating to the ground floor and the first floor bathroom and en suite.
- Mechanical ventilation system with heat recovery unit
- Solar panels with battery storage system
- Quality fitted kitchen with quartz worktops and AEG integrated appliances
- Quality fully tiled bathroom suites
- Security alarm
- Landscaped gardens



Ground Floor

Porch	2.70m x 0.95m
Office	4.03m x 2.09m
Snug	4.05m x 3.73m
Utility	4.03m x 1.80m
W / C	0.91m x 1.54m
Kitchen	3.93m(max.) x 4.58m(max.)
Dining	2.78m x 2.96m
Living	4.05m x 3.74m
Sun Room	3.85m(max.) x 4.61m(max.)



Gross Internal Area (Approx.)

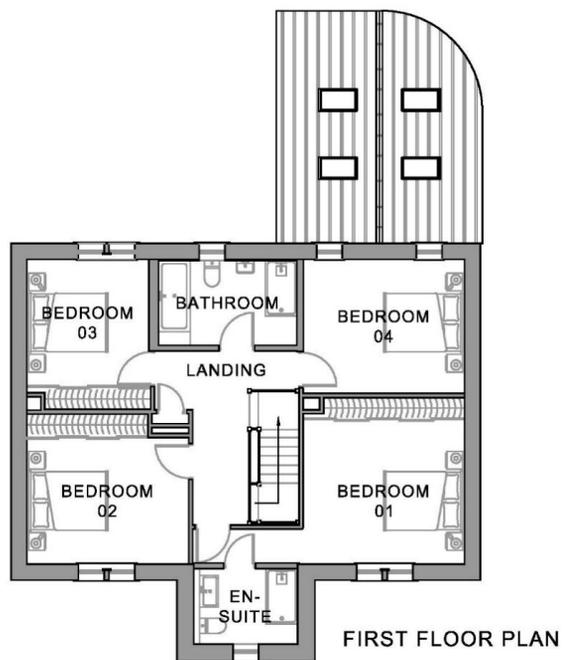
Ground Floor	108.23m ²
First Floor	89.23m ²
Garage (Detached)	56.56m ²
Total	254.02m²

First Floor

Bedroom 01	4.07m x 3.47m
En - Suite	2.36m x 1.91m
Bedroom 02	4.05m x 3.00m
Bedroom 03	3.04m x 3.01m
Bedroom 04	4.06m x 3.33m
Bathroom	3.52m x 1.88m

Detached Garage

Store	2.34m x 6.24m
Garage	11.53m x 6.24m



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





Viewings

The property is part of a working development site and accordingly viewings are strictly by appointment only.

If you have any special access requirements or consider yourself a vulnerable person please make the selling agents aware at the time of arranging your viewing.

Services

Mains water, drainage, gas and electricity. Fibre (FTTP) connection. Gas central heating with underfloor heating to the ground floor and first floor bathroom and en suites, uPVC double glazing, solar panels and battery storage.

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.

Energy Rating

A 97

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 identified by the for sale sign. Follow the road into the development where the house is on the right on the corner. Continue round the corner where the garage and parking can be found a little way down on the right.

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

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