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DAVID HILL



## 2 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 space with garden room and a luxurious master bedroom suite. There is integral double garaging, ample private parking and generous landscaped gardens incorporating a flagged seating area enjoying far reaching 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 with underfloor heating throughout the ground floor.

**Guide Price £875,000**

# 2 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 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, 2 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, you will find a pleasant living room 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. This fabulous room is flooded with natural light from the fully glazed bi folding doors and French doors, both of which open onto a fabulous outdoor seating area. The contemporary woodburning stove in the living area creates a further focal point.

The stylish kitchen with large island unit incorporates quality AEG appliances which include an induction hob with downdraft extractor, twin ovens, microwave, warming draw, separate fridge and freezer, dishwasher, and boiling water tap. There is also a Caple wine cooler.

Off the kitchen is a well equipped utility room with work surface, stainless steel sink, plumbing for a washing machine and dryer and a range of fitted units providing additional storage which also conceal the Worcester Bosch gas boiler, water cylinder, and electrical and fibre consumer units. There is an external door.

The first floor central landing gives way to a stunning master bedroom with beautifully appointed en suite bathroom and spacious dressing area complete with fitted wardrobes. Bedroom two is another generous double with built in wardrobes and served by a stylish en suite shower room. 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 double garage with electrically operated door, electrical and fibre consumer units, battery connected to the solar panels and under floor heating. A flagged path leads through a tastefully landscaped approach to the main entrance with the path continuing to the side of the house and leading round to a large lawned garden with pleached hornbeam hedge to the southern boundary and a generous flagged seating area extending in front of the sun room.

## Features include:

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





### Ground Floor

Porch  
2.69m x 0.94m

Office  
4.04m x 2.09m

Snug  
3.94m x 3.73m

Utility  
4.10m x 1.81m

W / C  
0.91m x 1.57m

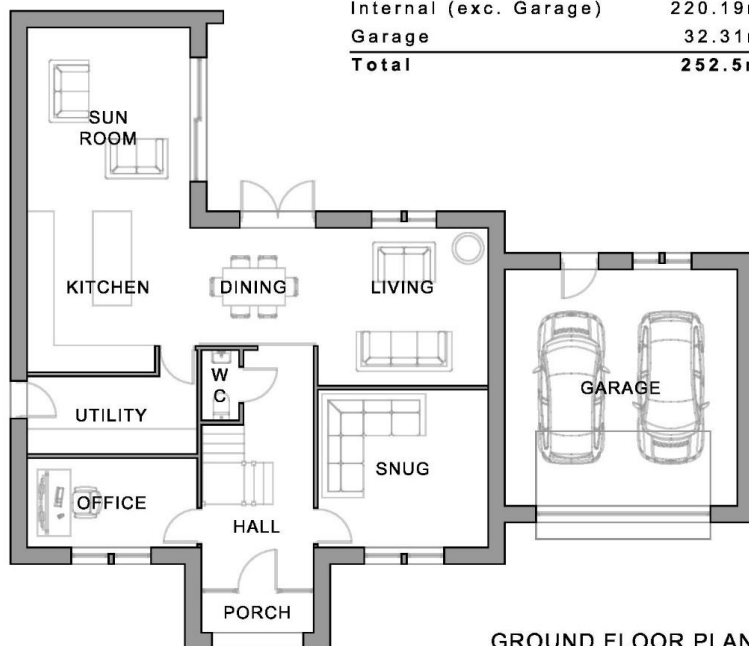
Kitchen  
3.87m x 3.86m

Dining  
3.13m x 2.91m

Living  
4.03m x 3.72m

Sun Room  
4.36m x 3.83m

Garage  
5.61m x 5.76m



### Gross Internal Area (Approx.)

Internal (exc. Garage)	220.19m <sup>2</sup>
Garage	32.31m <sup>2</sup>
<b>Total</b>	<b>252.5m<sup>2</sup></b>

GROUND FLOOR PLAN

### First Floor

Bedroom 01  
5.55m x 3.42m

En - Suite  
5.53m x 1.99m

Dressing  
4.32m x 3.04m

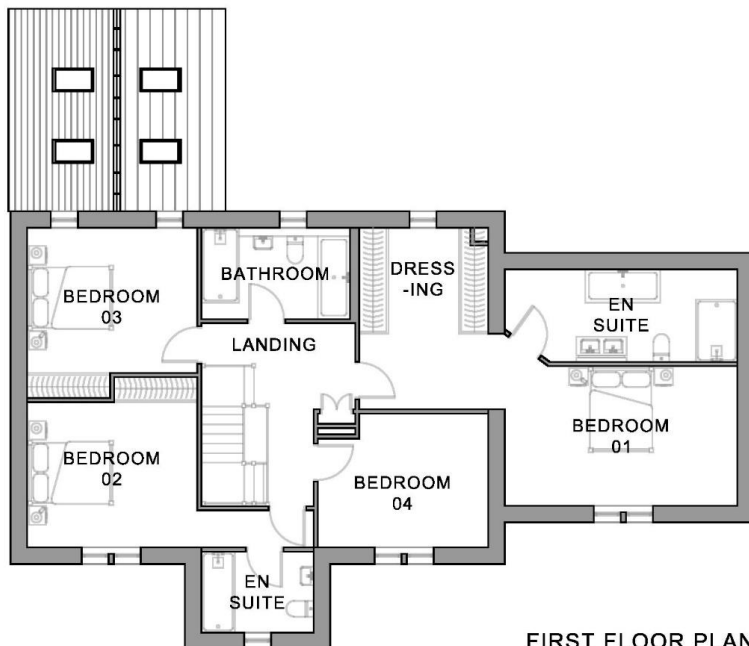
Bedroom 02  
4.08m x 3.54m

En - Suite  
2.51m x 1.89m

Bedroom 03  
4.08m x 3.32m

Bedroom 04  
4.04m x 3.18m

Bathroom  
3.50m x 2.13m



FIRST FLOOR PLAN

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, 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.

**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 property can be found on the right.

The New Ship, Mill Bridge, Skipton, BD23 1NJ info@david-hill.co.uk

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