



The Fairways, Low Utleigh, BD20 6UJ

Asking Price £295,000

- STONE-BUILT DETACHED FAMILY HOME
- INTEGRAL SINGLE GARAGE
- PRIVATE ENCLOSED GARDENS TO SIDE & REAR
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- COUNTRYSIDE VIEWS
- THREE BEDROOMS
- OFF-ROAD PARKING
- NEW KITCHEN WITH UNDER FLOOR HEATING
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- NESTLED WITHIN A PRESTIGIOUS DEVELOPMENT

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Nestled within a PRESTIGIOUS DEVELOPMENT, this SUPERB, THREE-BEDROOM, STONE-BUILT DETACHED HOME stands proudly, surrounded by BEAUTIFULLY MAINTAINED PRIVATE GARDENS. The property also features PRIVATE PARKING and an INTEGRAL GARAGE.



Council Tax Band: D



PROPERTY DETAILS

Nestled within a prestigious development, this superb three-bedroom stone-built detached home stands proudly, surrounded by beautifully maintained private gardens that offer a sense of tranquillity and countryside views. This property has been impeccably cared for, boasting high-quality fixtures and fittings throughout. Whether you are a growing family, a professional couple, a downsizer or a retiree, this welcoming home is ready for you to move in and enjoy.

As you step through the front door, you are greeted by the inviting entrance hall, which offers convenient access to the integral garage and leads seamlessly into the light-filled and airy sitting room. This space is enhanced by an attractive fireplace, providing a warm and cosy focal point. Flowing from the sitting room is an open-plan dining area that connects effortlessly to the conservatory with a newly fitted floor - a space where the current owners love to spend their time and it's easy to see why upon viewing.

The inner hallway features a chic cloakroom and an elegant open staircase leading to the first floor. Adjacent to this is a superbly appointed new kitchen, equipped with high-quality finishes, under floor heating and direct access to the garden, making it a perfect space for both cooking and entertaining.

Upstairs, the first floor offers a spacious landing leading to three beautifully proportioned bedrooms. The master suite is a generously sized retreat, complete with built-in furniture and a luxurious en-suite shower room. The two additional bedrooms are equally inviting and share a stylish and contemporary house bathroom.

A drop down ladder provides access to the loft space which has power, light and is partially boarded.

Outside, the front of the property is open plan, providing on-site parking and access to the integral single garage. The side garden has been designed for low maintenance, leading to the rear garden, which is a true haven. This manicured outdoor space includes a lush lawn, comfortable seating areas and attractive pebbled borders, perfect for relaxation or entertaining.

Situated within this small, highly sought-after development of quality homes, the property is ideally located close to the village amenities, including a rugby pitch, shop, primary school and a welcoming pub. The nearby towns of Skipton and Ilkley provide a wealth of recreational facilities and amenities, while excellent transport links are within easy reach. A comprehensive bus service operates locally, and nearby train stations in Steeton and Keighley offer convenient connections to larger business centres.

For those seeking a stunning, stone-built detached home in a desirable yet accessible location, this property is must-see. Experience a perfect blend of countryside charm and modern living—schedule your viewing today!



Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

