



**Green Way, Glusburn, BD20 8RY**

**Asking Price £175,000**

- NO UPPER CHAIN
- GARDENS TO FRONT AND REAR
- SPACIOUS ACCOMMODATION
- GENEROUS SIZED PLOT
- UPVC SEALED UNIT DOUBLE GLAZING
- THREE BED MID TOWNHOUSE
- SOUGHT AFTER AREA
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING



## Green Way, Glusburn BD20 8RY

This traditional THREE-BEDROOM MIDTOWN HOUSE offers SPACIOUS LIVING SPACE and is in need of some cosmetic updates, which is reflected in its price. Conveniently located in a HIGHLY SOUGHT-AFTER RESIDENTIAL AREA. This property comes with NO UPPER CHAIN and is situated on a GENEROUSLY SIZED PLOT set back from the road, providing views of a green space.



Council Tax Band: B



## PROPERTY DETAILS

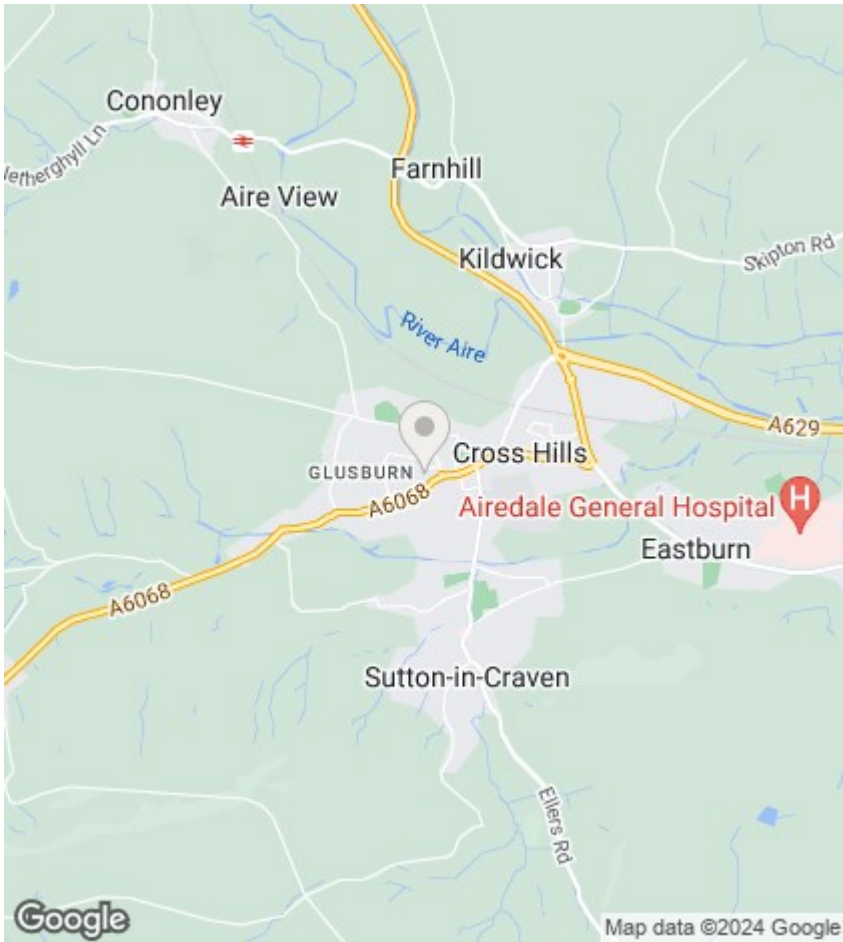
This traditional three-bedroom midtown house offers spacious living space and is in need of some cosmetic updates, which is reflected in its price. Conveniently located in a highly sought-after residential area, it is just a short walk from a variety of local shops, amenities and services in both Glusburn and Cross Hills village centres. The area also boasts reputable primary and secondary schools in proximity.

This property comes with no upper chain and is situated on a generously sized plot set back from the road, providing views of a green space. The house features gardens to both front and rear and includes gas central heating and UPVC sealed unit double glazing (rewired in 2019). Viewing is strongly recommended to fully grasp the potential and spaciousness this property offers.

In brief, the property comprises an entrance hall leading to a spacious living room, a separate dining room that connects to the kitchen dining area with a door leading to the rear garden that includes two useful outbuildings. Upstairs you'll find three well-sized bedrooms, with the master bedroom offering ample built-in storage. There is a house bathroom and a separate W.C. Gardens to both the front and rear with the rear providing a high degree of privacy.

The towns of Skipton, Keighley, Ilkley and Colne are all within a fifteen-minute drive. Nearby villages, Steeton and Cononley have railway stations for easy commuting. Furthermore, there are respected primary and secondary schools within comfortable walking distance of this property.

Early viewing is strongly recommended to seize this opportunity.



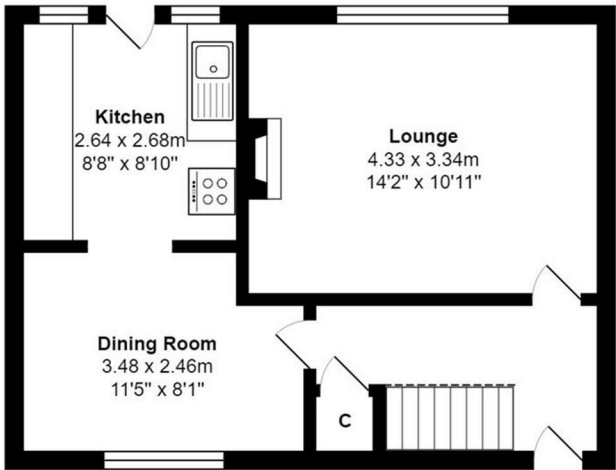
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

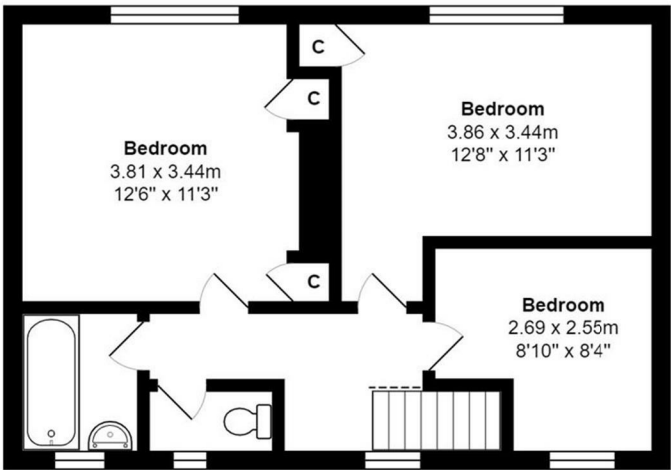
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 79.3 m<sup>2</sup> ... 854 ft<sup>2</sup>

All measurements are approximate and for display purposes only