



Colne Road, Glusburn, BD20 8PL

Asking Price £129,950

- NO UPPER CHAIN
- ONE GENEROUS SIZED BEDROOM
- DELIGHTFUL VILLAGE LOCATION
- IDEAL FOR AN INVESTOR/FTB
- STONE BUILT COTTAGE
- PAVED AREA TO FRONT IDEAL FOR PARKING/GARDEN SPACE
- EASY WALKING DISTANCE TO AMENITIES
- INTERNAL INSPECTION RECOMMENDED

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A Charming ONE-BEDROOM, STONE-BUILT COTTAGE that has been WELL-MAINTAINED but could BENEFIT FROM SOME UPGRADING to reach its full potential. With a PAVED AREA to the front suitable for PARKING or as a GARDEN SPACE, this property with NO UPPER CHAIN would be ideal for a FTB/INVESTOR or those LOOKING TO DOWNSIZE.



Council Tax Band: A



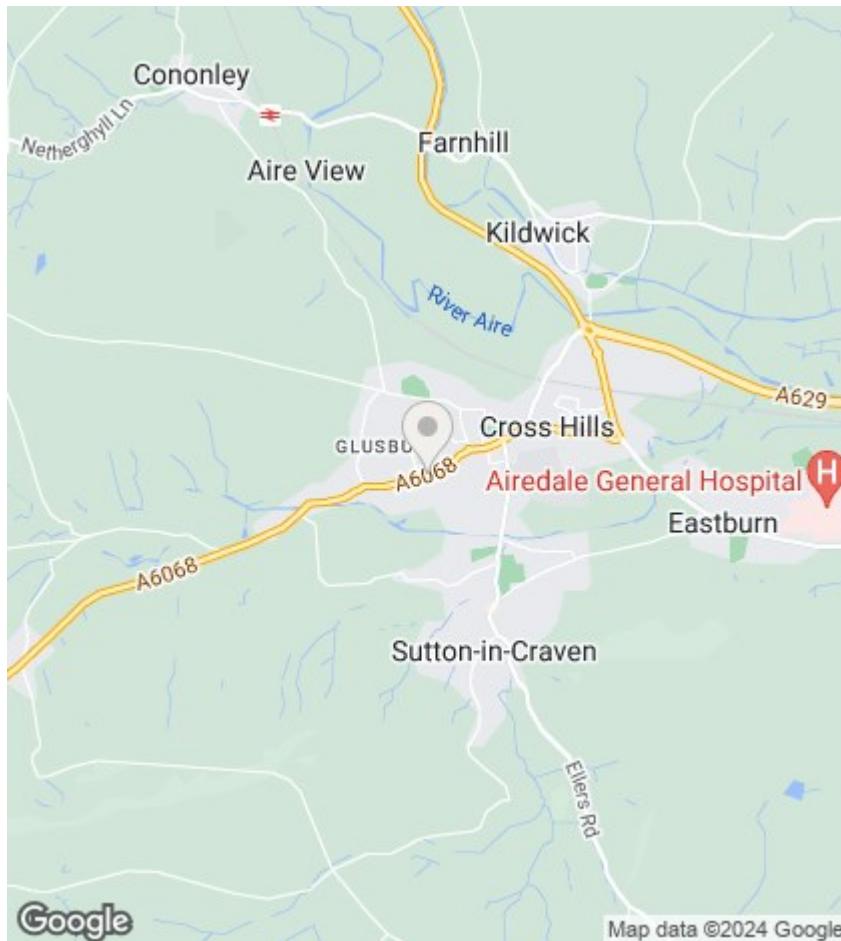
PROPERTY DETAILS

A Charming one-bedroom, stone-built cottage, with no upper chain, conveniently situated on level ground within easy walking distance of all amenities in Cross Hills village. The property is well-maintained but could benefit from some upgrading to reach its full potential. Originally a two-bedroom, it could easily convert back with the appropriate building regulations. Ideal for first-time buyers, investors, or those looking to downsize. Internal inspection is highly recommended.

Upon entering the front door, you step into the entrance vestibule, leading to the sitting room with access to the first floor and a deep recess with a window. The first floor offers a spacious landing with a rear elevation window, a generous bedroom with two front elevation windows offering long-distance views and a good-sized bathroom. Outside, there is a paved area to the front suitable for parking or as a garden space.

Glusburn is a delightful village with an excellent primary school, while the nearby village of Cross Hills offers a wider range of amenities including independent shops, bars, restaurants and coffee shops. An excellent bus service is available, and for those needing access to larger business centres, the neighbouring villages of Cononley and Steeton provide superb train links.

This delightful cottage awaits its next owner. Schedule a viewing appointment today.



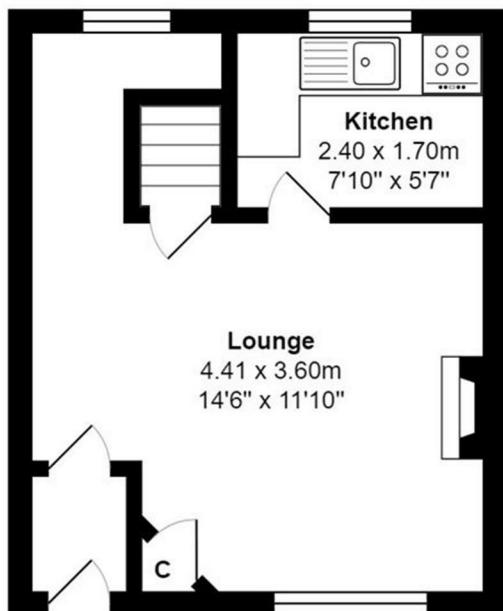
Viewings

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

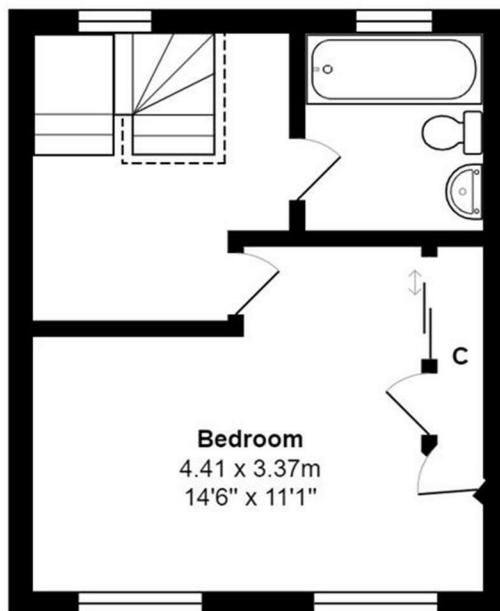
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	71	
(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



Ground Floor



First Floor

Total Area: 48.2 m² ... 518 ft²

All measurements are approximate and for display purposes only