



**Beanlands Drive, Glusburn, BD20 8PZ**

**Asking Price £329,950**

- NO UPPER CHAIN
- THREE BEDROOMS
- DELIGHTFUL WRAPAROUND GARDEN
- CLOSE TO LOCAL AMENITIES
- DETACHED BUNGALOW
- GARAGE
- FITTED WARDROBES IN TWO BEDROOMS
- SOUGHT AFTER LOCATION



# Beanlands, Glusburn, BD20 8PZ

A beautifully presented three-bedroom detached bungalow, perfectly positioned in a highly sought-after village setting! With no upper chain, plus the fantastic bonus of a garage and generous parking, this property is an opportunity not to be missed.



Council Tax Band: E



## PROPERTY DETAILS

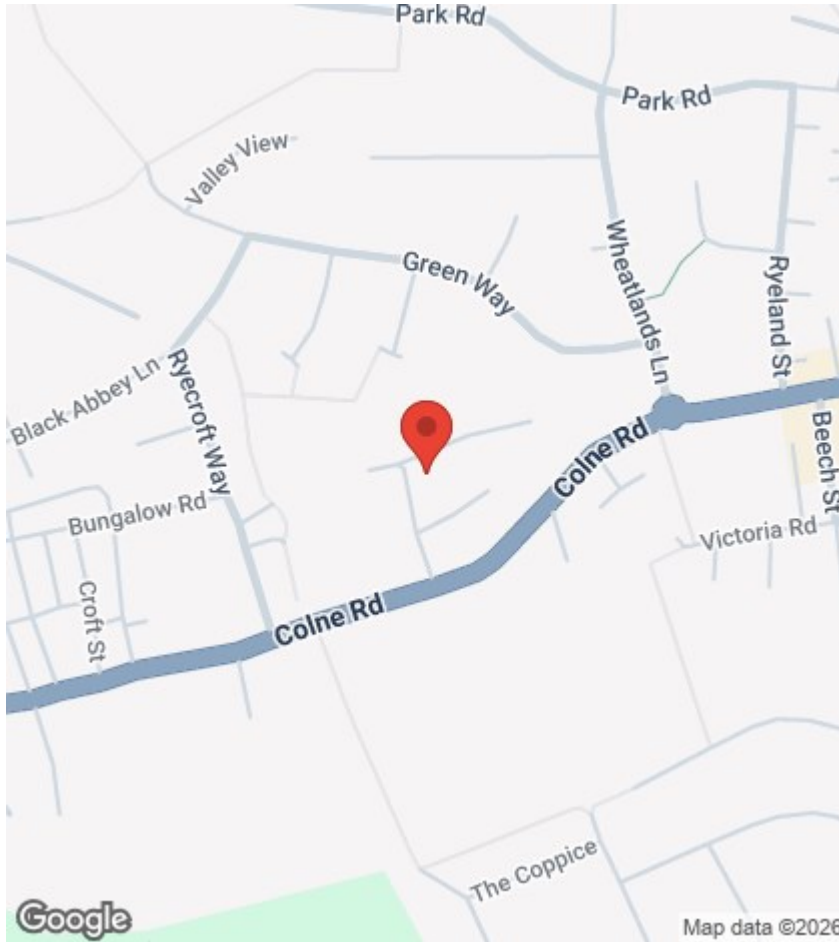
A beautifully presented three-bedroom detached bungalow, perfectly positioned in a highly sought-after village setting! With no upper chain, plus the fantastic bonus of a garage and generous parking, this property is an opportunity not to be missed.

Step inside and you'll instantly appreciate the thoughtful layout and stylish décor throughout. The home boasts modern services, gas-fired central heating, UPVC double glazing and fitted wardrobes in two of the bedrooms. One of the bedrooms could easily be transformed into a formal dining room, complete with sliding patio doors leading out to a substantial rear patio and a delightful wraparound garden with lawn and mature shrubs – the perfect spot for relaxing or entertaining. A separate garage and timber shed add even more convenience. For peace of mind, a burglar alarm is also installed.

The accommodation includes a welcoming entrance hall, a well-sized kitchen, a spacious lounge with charming bay windows and pleasant views, a house bathroom and three generously sized bedrooms.

The location is just as appealing – close to the wide range of amenities in nearby Cross Hills, including shops and a supermarket for everyday essentials. Glusburn itself is surrounded by stunning open countryside, ideal for walkers and nature lovers. The vibrant market towns of Skipton and Keighley are only around 5 miles away and excellent rail connections from Cononley or Steeton provide easy access to Bradford, Leeds and beyond. The motorway network and East Lancashire business centres are also within reach.

This is a wonderful home in a truly fantastic location – viewing is highly recommended to fully appreciate all it has to offer!



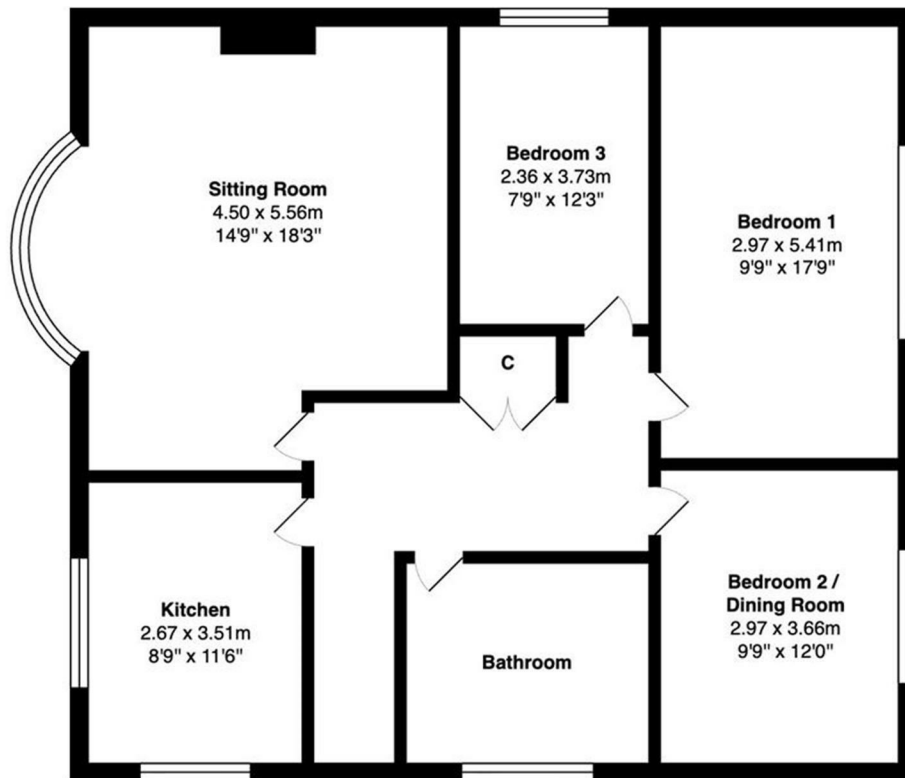
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	82
(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

Total Area: 95.2 m<sup>2</sup> ... 1024 ft<sup>2</sup>

All measurements are approximate and for display purposes only