



Black Abbey Lane, Glusburn, BD20 8PU

Asking Price: £249,000

CONSTRUCTED IN 2018 with the remainder of its LABC warranty, this THREE BEDROOM semi-detached family home was built by Skipton Properties and is pleasantly situated at the HEAD OF A CUL-DE-SAC in this popular residential area. With a LARGE REAR GARDEN, PARKING FOR TWO VEHICLES and QUALITY FIXTURES AND FITTINGS, viewings come highly recommended.

Accommodation:

To the ground floor is an entrance vestibule that leads through to the living room which has a feature log-burning stove. The spacious dining kitchen has a range of quality fitted high-gloss wall and base units with complimentary matt grey tiles. There is an integrated double oven, fridge/freezer and slim-line dishwasher, useful storage cupboard, cloakroom with wc and wash basin and French doors leading out to the lovely rear garden. To the first floor are two double bedrooms, a third single bedroom and a house bathroom. Externally the property has a block-paved driveway to the front providing parking for two vehicles, a lawn area and flagged pathway that leads round to the rear garden which is fully enclosed and has a large lawn area and flagged patio.

Glusburn:

The older part of the Glusburn and Cross Hills parish, Glusburn has a mixture of old and new properties and is on the fringe of open countryside. Glusburn Institute holds many music, comedy and theatre events, regular classes and clubs for the wider communities. There is a popular park in the village and the amenities in Cross Hills are a few minutes' drive away.

Directions:

From our office head down Main Street and take a right at the mini-roundabout onto Wheatlands Lane and first left onto Green Way. Continue towards the top and take a left onto Black Abbey Lane. Continue through to the new-build homes at the end and the property will be found on the right hand side and will be identified by our for sale board.

Council Tax Band: C

Tenure: Freehold



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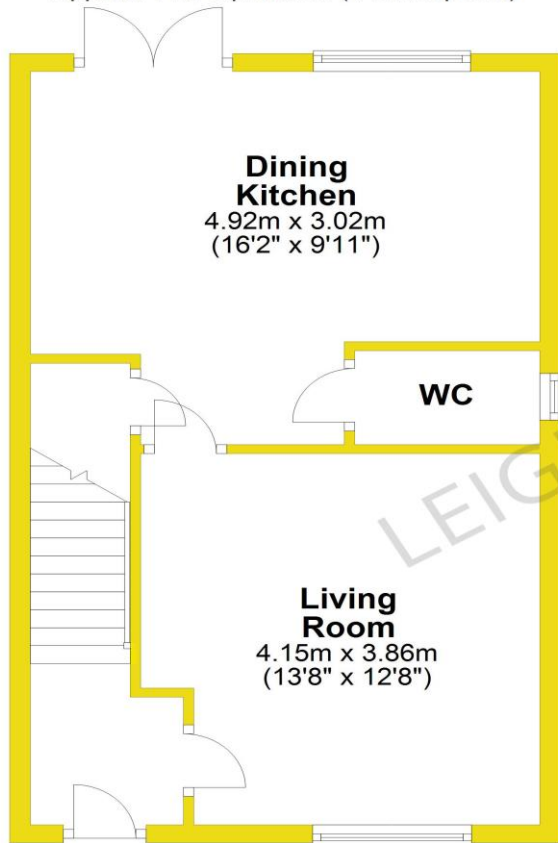


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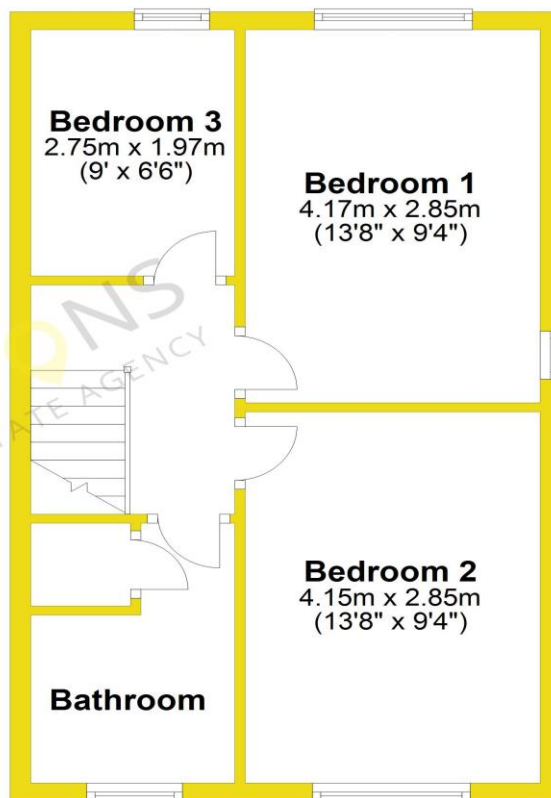
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.8 sq. feet)
For illustration purposes only - not to scale

Leightons Estate Agency

31 Main Street

Cross Hills

BD20 8TA

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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