



Green Lane, Glusburn, BD20 8RJ

Asking Price: £190,000

Looking for a characterful two-bedroom cottage with a surprisingly generous garden and a practical layout? This one combines charm, great space and a setting that works well for day-to-day living.

Ideal for first time buyers and downsizers, this attractive two double bedroom cottage offers plenty of character alongside a garden that feels far larger than expected for a property of this style.

The front door opens into a small vestibule with the staircase rising to the first floor. To the right sits a cosy living room with enough space for everyday furniture, centred around a striking stone fireplace that gives the room real presence. Exposed ceiling timbers and areas of stonework add warmth and a sense of age without feeling overdone. It is a comfortable room that works well for quiet evenings or having friends round.

To the rear is the kitchen, which has been sensibly planned with a range of wall and base units, an integrated oven and hob and plumbing in place for both a washing machine and dishwasher. Storage under the stairs is a welcome addition, and there is room for a standard fridge freezer along with space for a small dining table and chairs, making it a practical spot for everyday meals.

Upstairs, the main bedroom sits at the front of the cottage and is a generous double with two windows and a large run of bespoke fitted wardrobes that make excellent use of the space. The second bedroom is also a double and, while slightly smaller, still allows room for additional furniture. The first floor is completed by a sleek and modern shower room finished to an excellent standard.

Outside, the front has a flagged and walled yard, while off road parking is available across the road. The rear garden is a real standout feature, with a lower flagged patio leading up to a raised lawn with established flower beds. It offers a good level of privacy and is rarely found with cottages of this type.

Council Tax Band: B
Tenure: Freehold



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Leightons Estate Agency

31 Main Street

Cross Hills

BD20 8TA

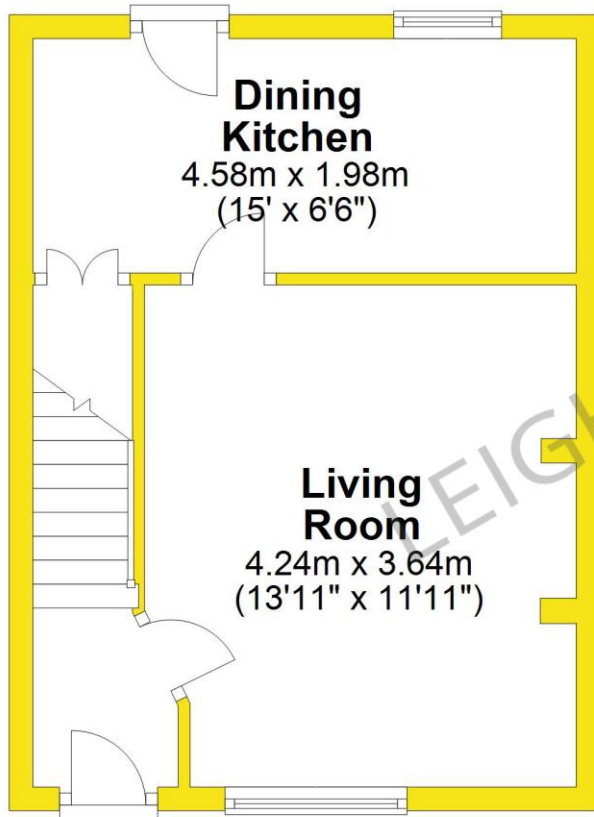
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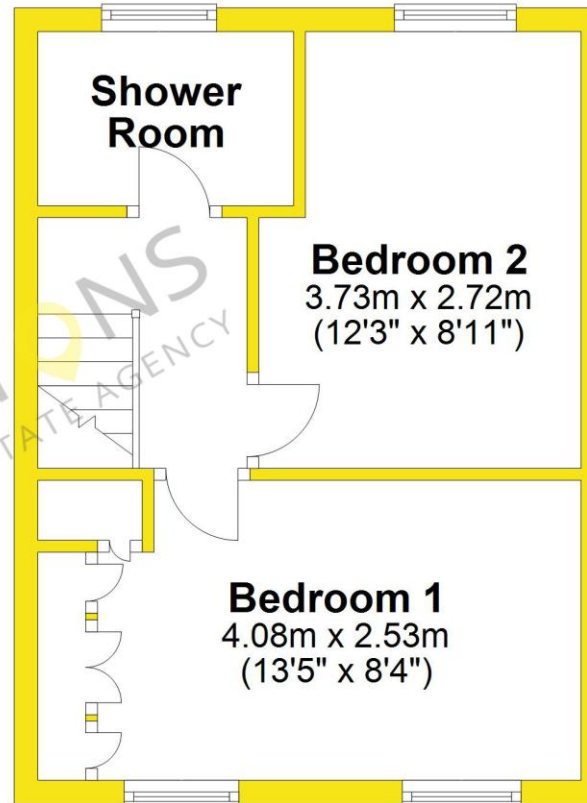
Ground Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 57.8 sq. metres (622.4 sq. feet)

For illustration purposes only - not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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