



Hartley Street, Glusburn, BD20 8QJ

Asking Price: £182,500

Looking for a traditional terrace that offers more than first meets the eye? With a stylish Wren kitchen, useful attic space, private west facing garden and parking space, this is a well presented home in a convenient location close to the shops and everyday amenities of Cross Hills.

The property opens into a useful entrance vestibule with space to hang coats and tidy away shoes before leading through to the cosy living room. A multi fuel stove set on a flagged hearth creates a lovely focal point, while shelving within the alcoves provides useful storage and display space. There is plenty of room for sofas and additional furniture, making it a comfortable room for everyday living.

To the rear is the stylish Wren kitchen, fitted with a contemporary range of grey wall and base units. Integrated appliances include a fridge freezer, electric oven and gas hob, while ample worktop space makes food preparation straightforward. The kitchen also provides access to a useful keeping cellar, ideal for storage, and a rear door leading out to the porch.

On the first floor, the principal bedroom is a generous double featuring built in wardrobes and an attractive panelled feature wall. The second bedroom is another well proportioned room and provides access to the attic space above. Completing the first floor is a spacious house bathroom.

A staircase rises from the second bedroom to the attic, which benefits from two Velux windows and an ornamental fireplace. This versatile space could be used for a variety of purposes.

Outside, the rear garden is flagged for ease of maintenance and enjoys a westerly aspect, providing plenty of afternoon and evening sunshine along with a good degree of privacy. The title extends halfway into Hartley Street, creating a useful parking space directly in front of the property.

Council Tax Band: A
Tenure: Freehold



Hartley Street, Glusburn, BD20 8QJ

Asking Price: £182,500



Hartley Street, Glusburn, BD20 8QJ

Asking Price: £182,500

Leightons Estate Agency

31 Main Street

Cross Hills

BD20 8TA

T: 01535 666031

E: info@leightonsestateagency.co.uk

www.leightonsestateagency.co.uk

Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



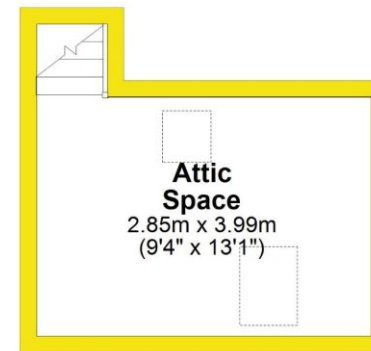
First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Attic

Approx. 12.1 sq. metres (130.0 sq. feet)



Total area: approx. 80.2 sq. metres (863.1 sq. feet)
For illustration purposes only - not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 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.

Hartley Street, Glusburn, BD20 8QJ

Asking Price: £182,500