



Sunny Bank Road, Glusburn, BD20 8PS

Asking Price £172,000

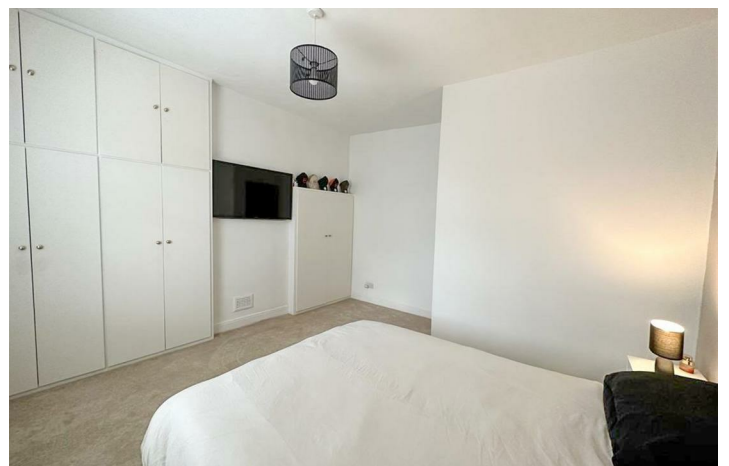
- STONE BUILT TERRACE PROPERTY
- REAR ENCLOSED YARD
- PEACEFUL LOCATION
- METICULOUSLY RENOVATED
- CENTRAL HEATING
- TWO BEDROOMS
- SITTING ROOM WITH MULTI FUEL STOVE
- STUNNING SCENIC VIEWS
- UPVC DOUBLE GLAZING

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This charming STONE BUILT, TERRACE, TWO BEDROOM property is IDEALLY SITUATED with a PEACEFUL backdrop of open land. It has been RENOVATED to the HIGHEST STANDARDS creating a beautifully proportioned living space.



Council Tax Band: A



PROPERTY DETAILS

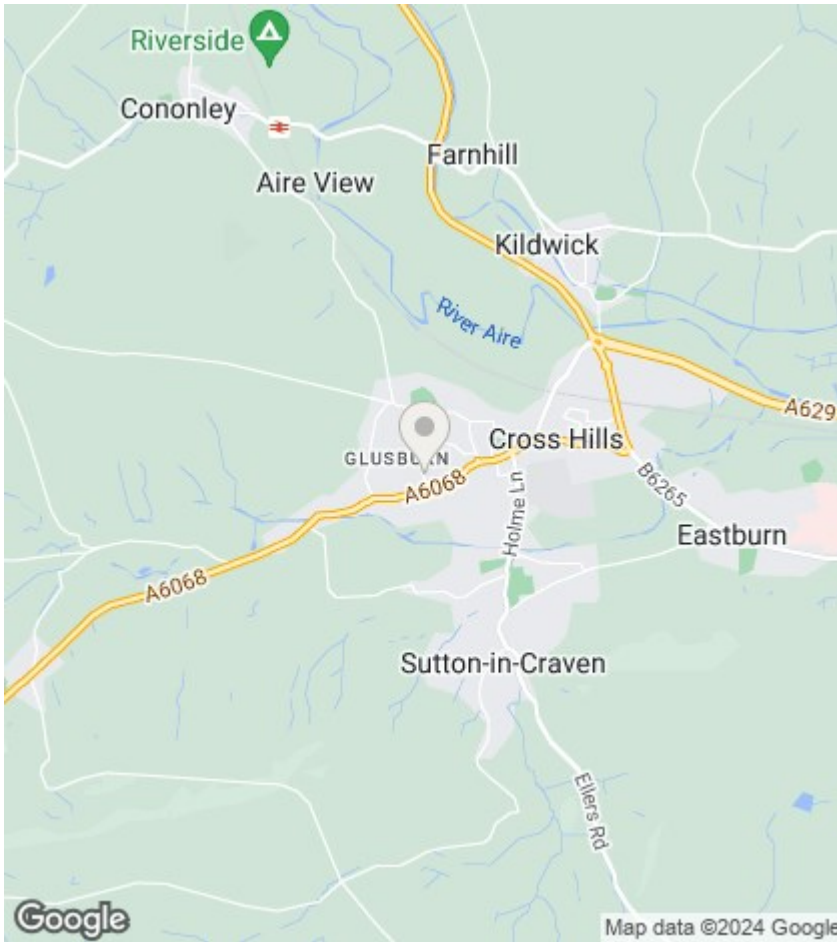
This charming stone-built terraced property is ideally situated with a peaceful backdrop of open land at the rear, providing a delightful and unobstructed view. Meticulously renovated to the highest standards by its current owners, no expense has been spared in creating a beautifully proportioned living space. This home boasts UPVC double glazing, gas central heating, and a captivating solid fuel stove in the sitting room.

As you step through the front door, you'll immediately be impressed. The entrance welcomes you with stone flag flooring, leading to a cozy sitting room featuring a remarkable multi-fuel stove and bespoke fitted shelving to the side of the chimney breast. The modern, newly fitted kitchen with integrated appliances and a convenient storage area beneath the stairs, has a rear door which opens to reveal a scenic view overlooking open fields.

On the first floor, a spacious landing connects to two bedrooms, with the master bedroom featuring dual aspect windows and built-in wardrobes. The stylish bathroom is equipped with a pristine three-piece white suite. The rear yard, enclosed by a wall, includes an outbuilding and a raised decking area ideal for alfresco dining.

This property enjoys a peaceful location, set away from busy roads, yet remains convenient to local amenities. It is situated less than one mile from the centre of Cross Hills village, which offers a diverse range of local shops. Both primary and secondary schools are in close proximity.

This is a property with much to offer and should not be overlooked. We highly recommend an internal viewing to fully appreciate the beauty and quality that this stunning home provides.



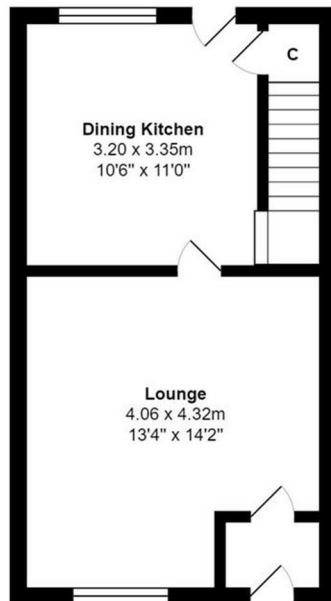
Viewings

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

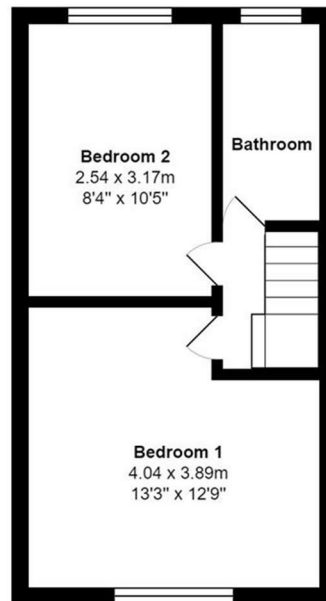
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	62		
(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

All measurements are approximate and for display purposes only