



**Harrison Place, Glusburn, BD20 8QS**

**Asking Price £315,000**

- NO UPPER CHAIN
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- CONVENIENT PARKING
- WARM AND WELCOMING
- GRADE II LISTED COTTAGE
- DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM
- SIDE PAVED COTTAGE GARDEN
- ORIGINAL FEATURES
- UNIQUE PROPERTY



# Harrison Place, Glusburn BD20 8QS

An exceptional opportunity awaits to acquire this **GRADE II LISTED PERIOD COTTAGE**, lovingly maintained by its owners since 1992. They have **PRESERVED ALL ITS ORIGINAL FEATURES** including mullion windows, panelled doors, an inglenook fireplace and arch windows. This enchanting home offers **THREE-BEDROOM ACCOMMODATION** and boasts the most delightful **FRONT AND REAR GARDENS**, alongside a charming **SIDE PAVED COTTAGE GARDEN** and **CONVENIENT PARKING**.



Council Tax Band: D



## PROPERTY BROCHURE

An exceptional opportunity awaits to acquire this Grade II listed period cottage, lovingly maintained by its owners since 1992. They have preserved all its original features including mullion windows, panelled doors, an inglenook fireplace and arch windows. This enchanting home offers three-bedroom accommodation and boasts the most delightful front and rear gardens, alongside a charming side paved cottage garden and convenient parking.

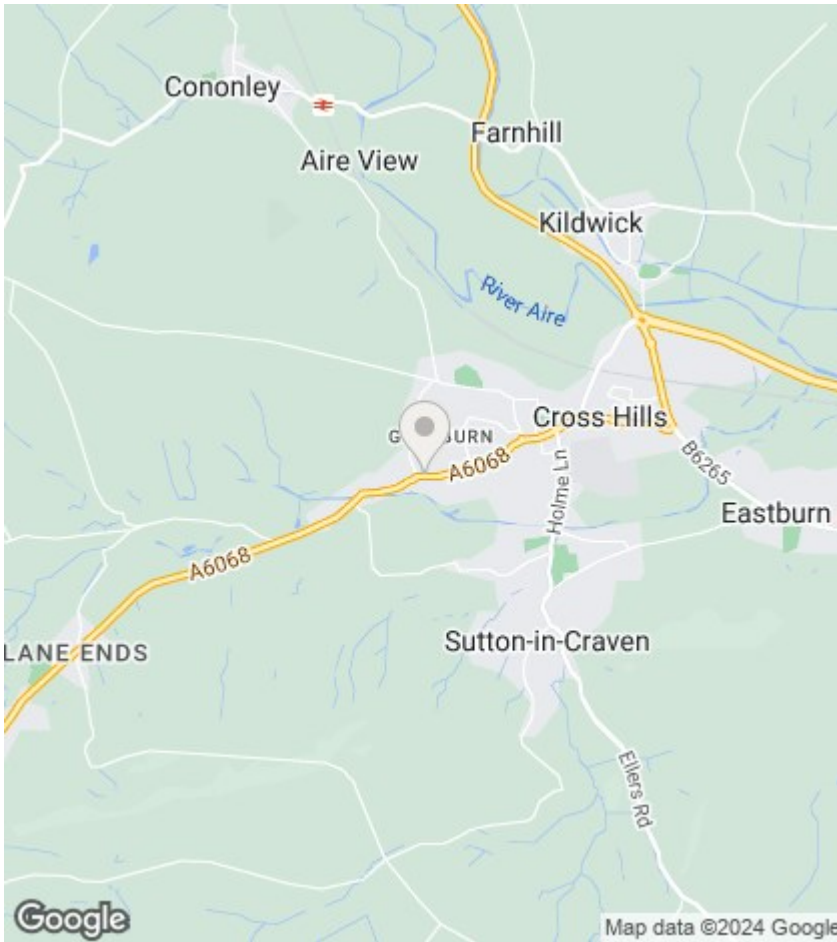
The warm and welcoming home, while in need of some modernisation, holds the potential to become a stunning residence for a variety of buyers. Entry is through a solid wood panelled door with arch stonework, leading into an entrance hall with a quarry tiled floor and an enclosed staircase to the first floor. To the left is a superb sitting room featuring an inglenook fireplace, two sets of mullion windows, an original built-in cupboard with shelving and exposed stonework and beams. On the right, the kitchen overlooks the garden and includes a breakfast area with access to the side patio, a window seat and more exposed stonework and beams. The dining/utility room showcases stone benches and a feature window, with a rear inner hall connecting this space to the sitting room.

The first floor presents a charming split landing. To the right is a double bedroom with delightful views over the rear garden and an en-suite shower room. To the left, two additional double bedrooms feature original arched windows with window seats and exposed roof trusses. Also on this floor is the house bathroom.

Harrison Place is ideally situated in the heart of this lovely village, just a short stroll from the amenities of Cross Hills, which include independent shops, coffee shops, bars and restaurants, as well as a doctor's surgery, dentist and a choice of excellent primary and secondary schools. The comprehensive bus service is conveniently located nearby, and the larger business centres of North and West Yorkshire are accessible from either Cononley or Steeton train stations.

This is a truly unique and charming home that doesn't come along very often, offering the perfect opportunity to make it your own.



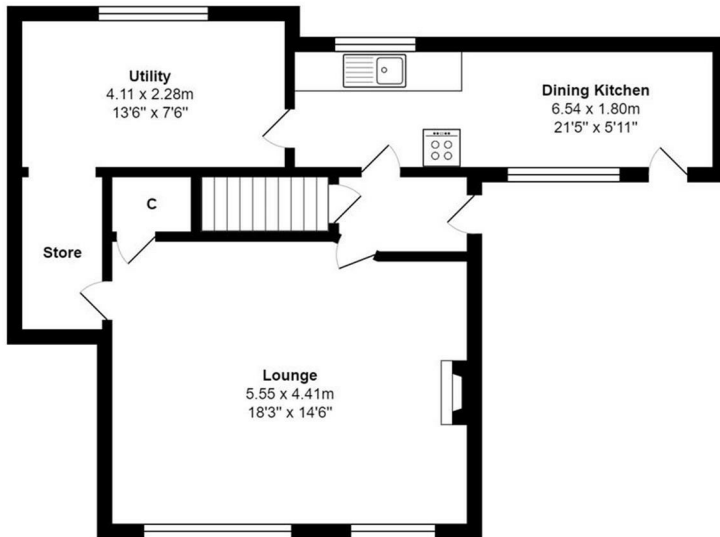


## Viewings

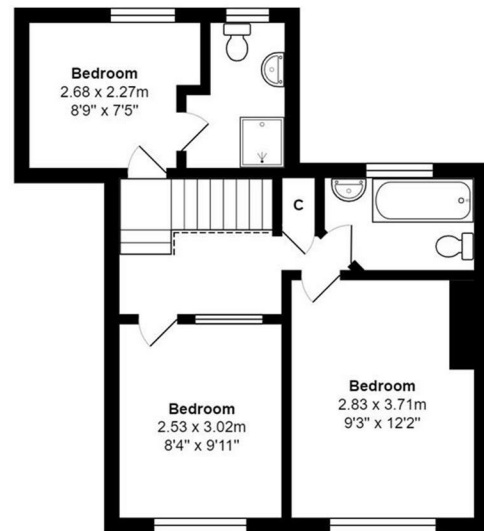
Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 94.9 m<sup>2</sup> ... 1022 ft<sup>2</sup>

All measurements are approximate and for display purposes only