



Highgate, Cross Hills, BD20 8BE

Asking Price £595,000

- DETACHED PERIOD RESIDENCE
- DOUBLE GARAGE WITH ELECTRIC DOORS
- SURROUNDING GARDEN TO FRONT, SIDE & REAR
- GROUND FLOOR W.C
- PRIVATE CUL-DE-SAC LOCATION
- THREE DOUBLE BEDROOMS
- PRIVATE DRIVEWAY
- IN NEED OF MODERNISATION
- ORNATE ORIGINAL FEATURES
- CLOSE TO LOCAL AMENITIES

# Highgate, Cross Hills, BD20 8BE

Presenting itself on the market for the first time in over 55 years, Inglehurst emerges as a CAPTIVATING DETACHED PERIOD RESIDENCE, BRIMMING WITH POTENTIAL. While it beckons for modernisation, it unveils an UNPARALLELED OPPORTUNITY. Nestled within a sprawling, SUN-KISSED WEST-FACING PLOT, the property exudes an ALL-DAY LUMINOSITY, inviting contemplation of EXTENSIVE ENLARGEMENT POSSIBILITIES, subject to the requisite planning permissions.



Council Tax Band: F



## PROPERTY DETAILS

Presenting itself on the market for the first time in over 55 years, Inglehurst emerges as a captivating, detached period residence, brimming with potential. While it beckons for modernisation, it unveils an unparalleled opportunity. Nestled within a sprawling, sun-kissed west-facing plot, the property exudes an all-day luminosity, inviting contemplation of extensive enlargement possibilities, subject to the requisite planning permissions. Its well-appointed family living spaces are arranged around a central, distinguished hall and an equally airy landing, adorned with a plethora of original features, including ornate panelling and ceiling cornices. The residence boasts enviable, uninterrupted vistas from its principal rooms, safeguarded by its bordering proximity to Glusburn Park, ensuring seclusion and preserving the panoramic landscape from any future developments.

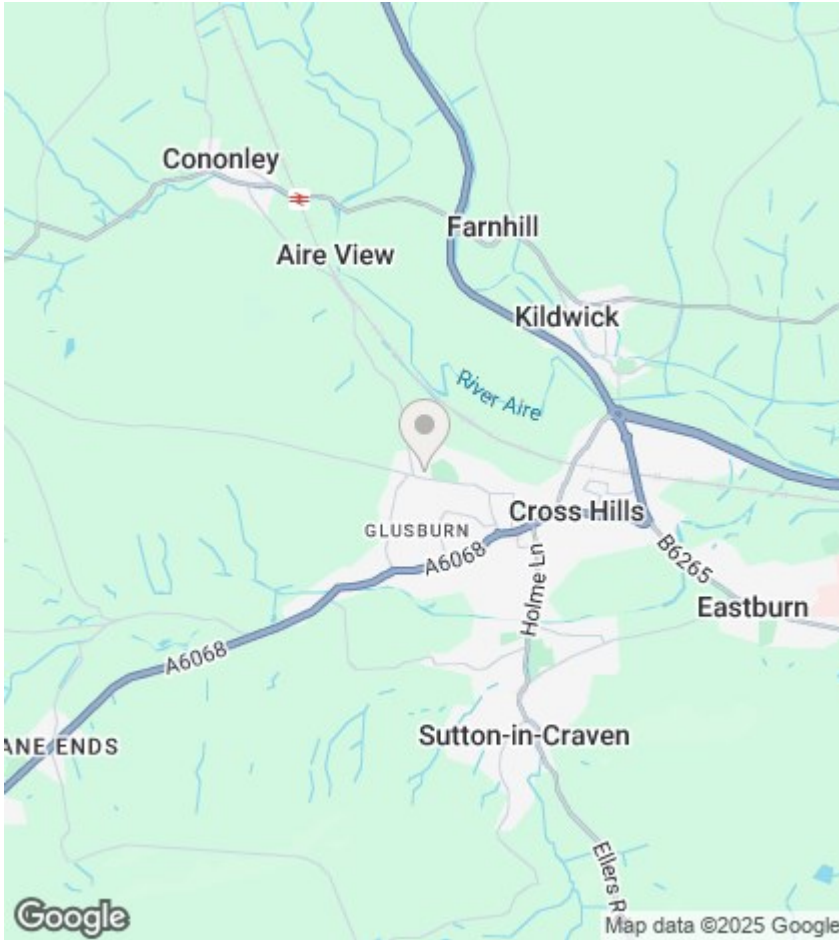
Approaching the private cul-de-sac, one of only seven uniquely designed homes, anticipation builds. Through the glazed door lies the feature entrance hall, bathed in natural light filtering through side elevation windows, accentuating the original wood panelling and ceiling cornice. Ascending the open return original staircase, the journey unfolds into two splendid reception rooms, each capitalising on the verdant garden and the breath-taking panoramas. The well-equipped breakfast kitchen offers direct access to the front, while an archway leads to a cloakroom and utility area.

Ascending to the first floor, a vast, luminous landing adorned with original panelling and cornices introduces three generous double bedrooms, two of which revel in the majestic views, complemented by a stylish house bathroom. Outside, a large adjoining double garage with electric doors and a private driveway are accompanied by meticulously landscaped gardens enveloping three sides, culminating in a rear boundary merging with the putting green of Glusburn Park.

Nestled in the coveted locale of Cross Hills, Glusburn, the property benefits from proximity to excellent schooling options, both state and Grammar. Superb transportation links abound, with Skipton-Keighley bus route and train stations in nearby Cononley and Steeton, providing swift access to major business centres. For leisure and recreation, the neighbouring park offers an array of amenities, including tennis courts, skate park area and communal exercise equipment, adding to the allure of this sought-after enclave. With a medley of independent shops, eateries, and essential services, Cross Hills presents an idyllic setting for those seeking an extraordinary residence with every convenience at their fingertips.







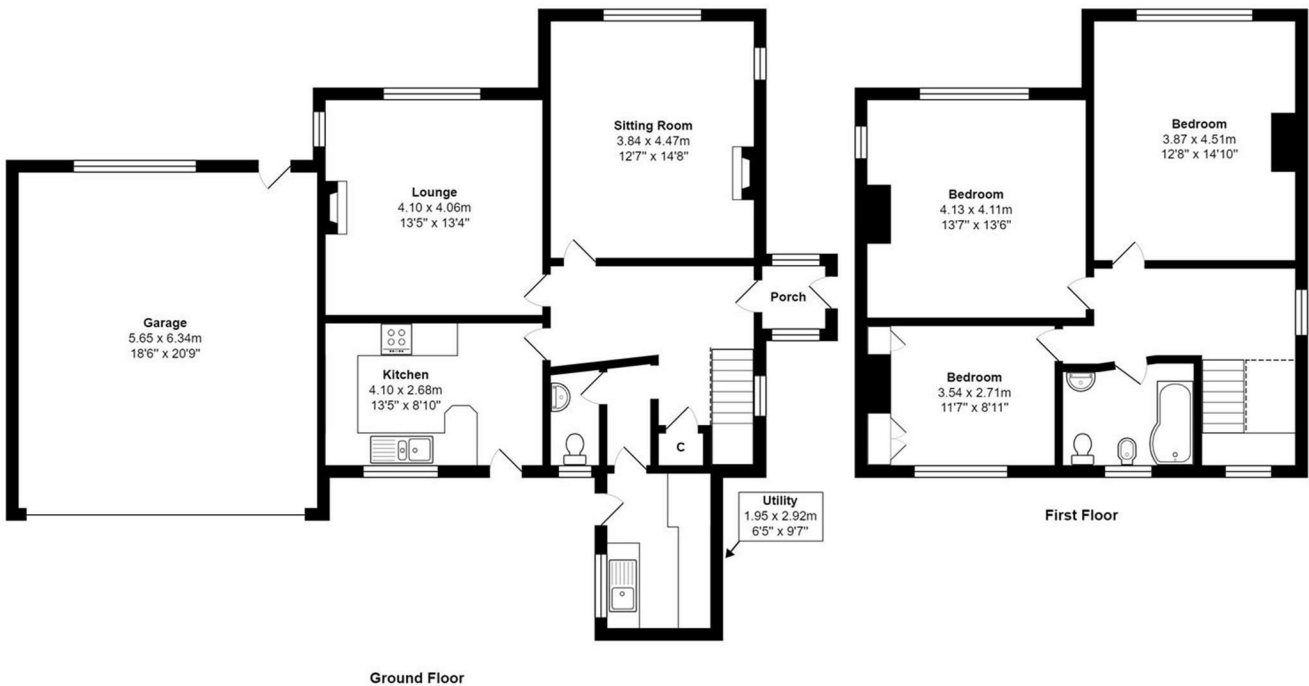
## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			68
(55-68) <b>D</b>			
(39-54) <b>E</b>	39		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 130.8 m<sup>2</sup> ... 1407 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only