



Mount Pleasant, Glusburn, BD20 8RN

Asking Price £312,000

- NO UPPER CHAIN
- THREE BEDROOMS
- DETACHED GARAGE
- PANORAMIC VIEWS
- STUNNING FAMILY HOME
- EXTENDED SEMI DETACHED
- BEAUTIFUL GARDENS
- AMPLE OFF ROAD PARKING
- SOUGHT AFTER LOCATION



# Mount Pleasant, Glusburn BD20 8RN

Nestled in a SOUGHT-AFTER LOCATION, this STUNNING, EXTENDED THREE-BEDROOM, TWO-BATHROOM, SEMI-DETACHED property is a rare find with well-stocked GARDENS featuring MULTIPLE PAVED PATIOS, DETACHED GARAGE and PARKING for up to three cars.



Council Tax Band: D



### PROPERTY DETAILS

Nestled in a sought-after location, just off Green Lane and offering breathtaking views, this stunning, extended three-bedroom, two-bathroom semi-detached property is a rare find. From the moment you step into the welcoming entrance vestibule, you'll be drawn into the warm and inviting sitting room, complete with a cosy living flame gas fire, an open staircase and delightful views of the garden and surrounding countryside.

The spacious dining kitchen features a convenient side entrance porch, along with an inner hallway offering storage and access to a bathroom as part of the extension. Upstairs, you'll find two generous double bedrooms, a comfortable third bedroom and a family shower room. Every room boasts panoramic views, adding to the home's charm.

Outside, the property impresses with its expansive, well-stocked gardens, featuring multiple paved patios that are perfect for enjoying the uninterrupted vistas. There's also a greenhouse, a detached garage with an up-and-over door and parking space for up to three cars, including the garage area.

Set in an elevated position amid beautiful countryside, this home is just a short walk from Cross Hills Village, where you'll find excellent schools for all ages, a variety of shops, bars, restaurants and a doctor's surgery. Commuting is easy with superb bus services and excellent links to major business hubs across North and West Yorkshire.

For those seeking a truly exceptional home with the WOW factor, Mount Pleasant offers it all!



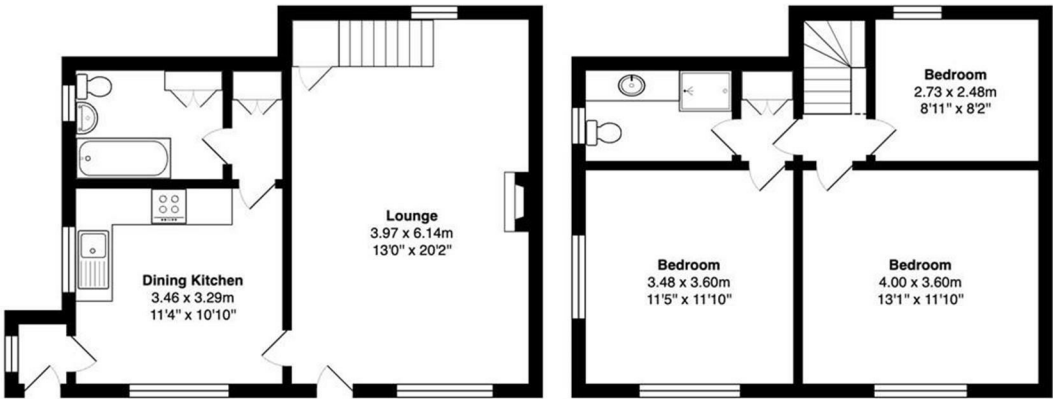
Viewings

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		88
(81-91) B		
(69-80) C		60
(55-68) D		
(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

Total Area: 87.9 m<sup>2</sup> 946 ft<sup>2</sup>