



Walker Close, Glusburn, BD20 8PW

Asking Price £380,000

- NO UPPER CHAIN
- GENEROUS DRIVEWAY OFFERING AMPLE OFF-ROAD PARKING
- SOUTH FACING REAR GARDEN
- WELL EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING VIEWS ACROSS OPEN COUNTRYSIDE
- FOUR BEDROOM DETACHED FAMILY HOME
- SINGLE GARAGE
- GROUND FLOOR W.C
- MASTER BEDROOM WITH WALK IN WARDROBE/STUDY ROOM
- HIGHLY DESIRABLE LOCATION



# Walker Close, Glusburn BD20 8PW

Situated in a HIGHLY DESIRABLE RESIDENTIAL LOCATION, this FOUR-BEDROOM DETACHED FAMILY HOME has been owned by just one owner since new. Offered with NO UPPER CHAIN, it boasts a STUNNING REAR OUTLOOK over the surrounding countryside. The property provides flexible living accommodation, AMPLE OFF-ROAD PARKING, a GARAGE and a SUPERB SOUTH-FACING REAR GARDEN that backs onto a peaceful beck.



Council Tax Band: E



## PROPERTY DETAILS

Situated in a highly desirable residential location, this four-bedroom detached family home has been owned by just one owner since new. Offered with no upper chain, it boasts a stunning rear outlook over the surrounding countryside. The property provides flexible living accommodation, including a generous house bathroom, ample off-road parking, a garage and a superb south-facing rear garden that backs onto a peaceful beck. This exceptional family home is truly deserving of an internal inspection.

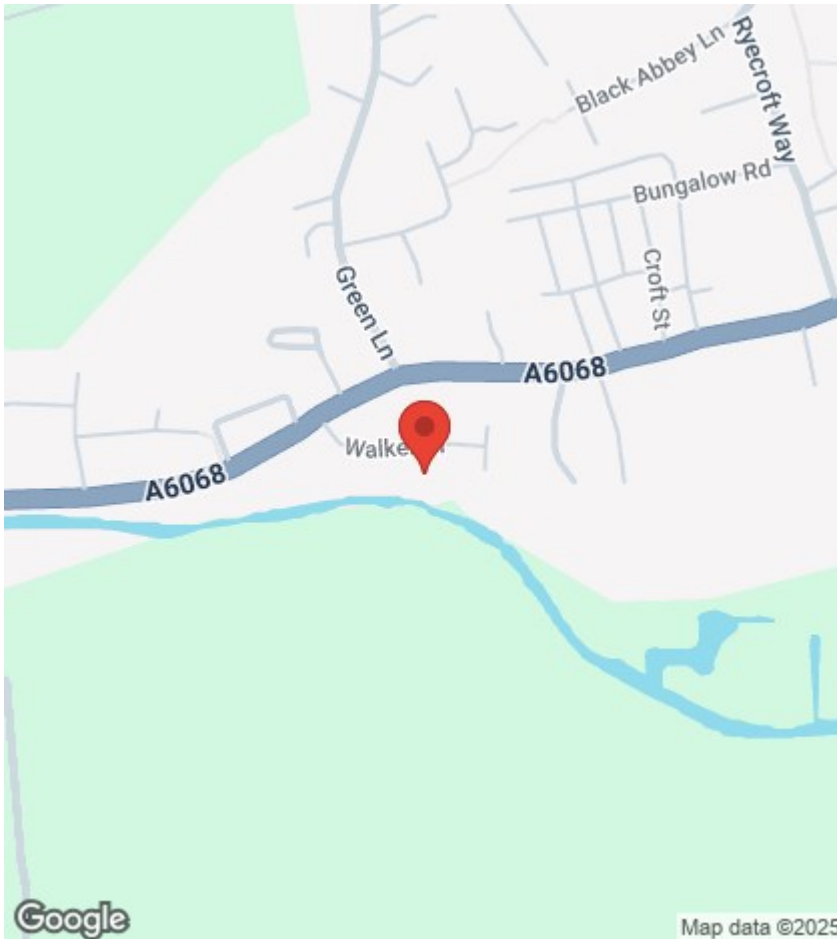
Upon entering, the property opens to an inviting entrance hall with a W.C and an open staircase. The living room features views of both the front and rear gardens, offering picturesque vistas of the beck and countryside. The dining room also benefits from delightful views and connects to a well-equipped kitchen fitted with pine wall and base units, integrated appliances and an external side door leading to the garden.

The first floor comprises four bedrooms, with the master bedroom featuring a walk-in wardrobe or study room that offers potential for conversion into an en-suite, subject to relevant permissions. Additionally, there is a larger-than-average house bathroom with a spacious walk-in storage room. The rear bedrooms all enjoy spectacular south-facing views over the surrounding countryside. To the landing area there is access via a pull-down ladder to a large part boarded loft with a window to the side elevation.

Externally, the property offers a generous driveway with parking for several vehicles, leading to a single garage. The side garden includes a timber shed, while the beautiful south-facing rear garden features a large lawn, flower borders, and a flagged patio. The garden is a true highlight, with the tranquil beck at the bottom creating a serene setting for relaxation during the summer months.

Walker Close is a small, select development in the heart of this popular village. Glusburn provides an excellent primary school and a pub/restaurant. The nearby village of Cross Hills, within walking distance, offers a variety of everyday shops and both primary and secondary schooling, making the area highly popular with families. For commuters, a bus service is conveniently located nearby and the local train station is approximately 1.5 miles away.

For those seeking a truly special home, this property is a rare find and not to be missed.



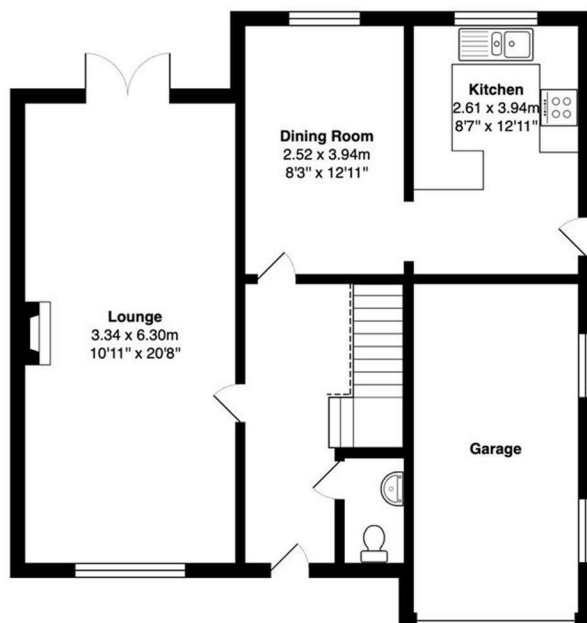
## Viewings

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

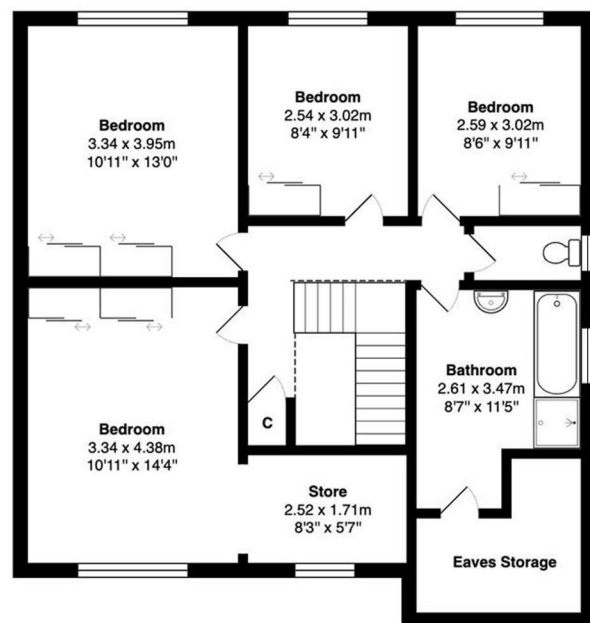
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</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		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 149.8 m<sup>2</sup> ... 1612 ft<sup>2</sup>

All measurements are approximate and for display purposes only