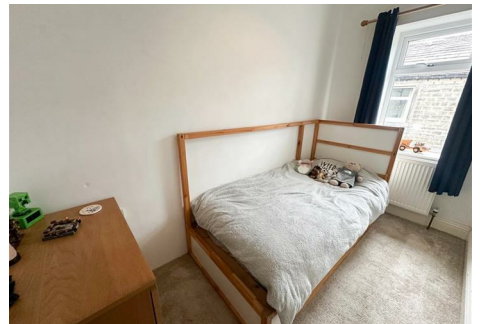




Hartley Street, Glusburn, BD20 8QJ

Asking Price £162,000

- NO UPPER CHAIN
- THREE BEDROOMS
- CONSERVATORY
- SOUGHT AFTER LOCATION
- MID-TERRACED HOUSE
- FLAGGED REAR YARD
- KEEPING CELLAR
- IDEAL FOR FIRST TIME BUYERS

Hartley Street, Glusburn, BD20 8QJ

This substantial middle-terraced house benefits from no upper chain, a conservatory and a small rear yard. It offers generous three-bedroom accommodation, making it an ideal choice for first-time buyers, small families, or those looking to downsize in retirement.



3



1

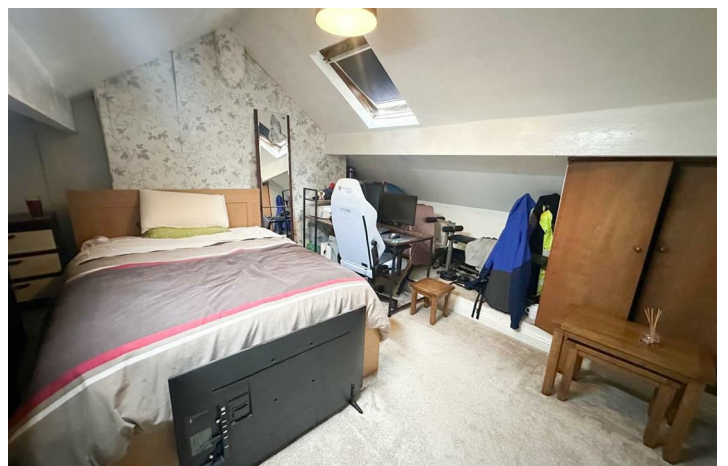


2



D

Council Tax Band: A



PROPERTY DETAILS

This substantial middle-terraced house is set on the level in an increasingly fashionable village, just a short distance from all local amenities. The home benefits from a conservatory and a small rear yard, both of which enjoy a pleasant south-westerly aspect and capture the afternoon sunshine.

The property is well presented throughout and features uPVC double glazing and gas-fired central heating. It offers generous three-bedroom accommodation, making it an ideal choice for first-time buyers, small families, or those looking to downsize in retirement.

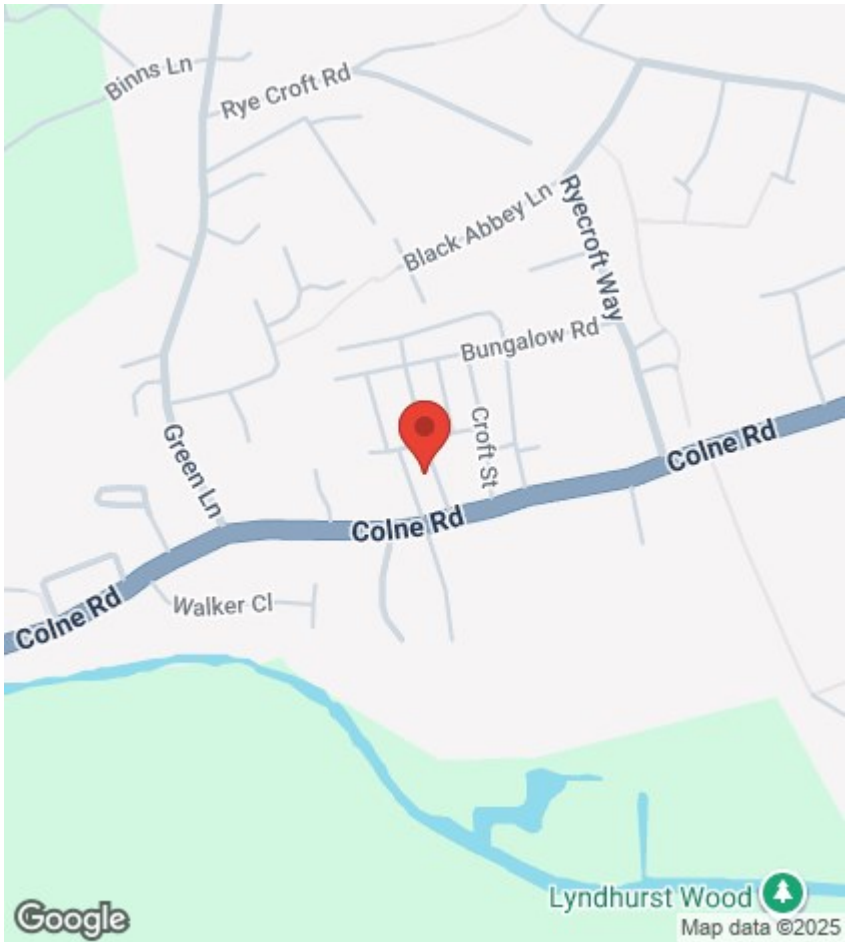
On the ground floor, a part-glazed uPVC entrance door opens into a welcoming sitting room with neutral décor and fitted carpet. The kitchen is fitted with a range of Shaker-style wall and base units, complemented by working surfaces and mosaic tiling. It incorporates a 1½ bowl acrylic sink unit, provisions for a gas cooker with extractor hood, plumbing for both washing machine and dishwasher, ceiling downlights and a cupboard housing the Worcester combination boiler. There is also useful shelving above the cellar head, a staircase with handrail leading to the first floor and a part-glazed rear door providing access to the conservatory. From here, French doors open onto the rear patio, while the keeping cellar retains its original stone steps and stone bank.

The first floor offers two well-proportioned bedrooms together with a spacious bathroom, fitted with a five-piece suite comprising a panelled bath, low suite w.c., pedestal wash hand basin, bidet and separate shower cubicle. Additional features include a ladder radiator, half-tiled walls, ceiling spotlights, Vinolay flooring and a double-glazed window.

On the second floor you will find the the third bedroom which is a versatile space with two Velux windows and fitted carpet.

Outside, the property enjoys an enclosed flagged rear patio with a sheltered south-westerly aspect, perfect for relaxing or entertaining. Street parking is available at the front of the property.

This appealing home is offered at a sensible asking price and comes highly recommended.



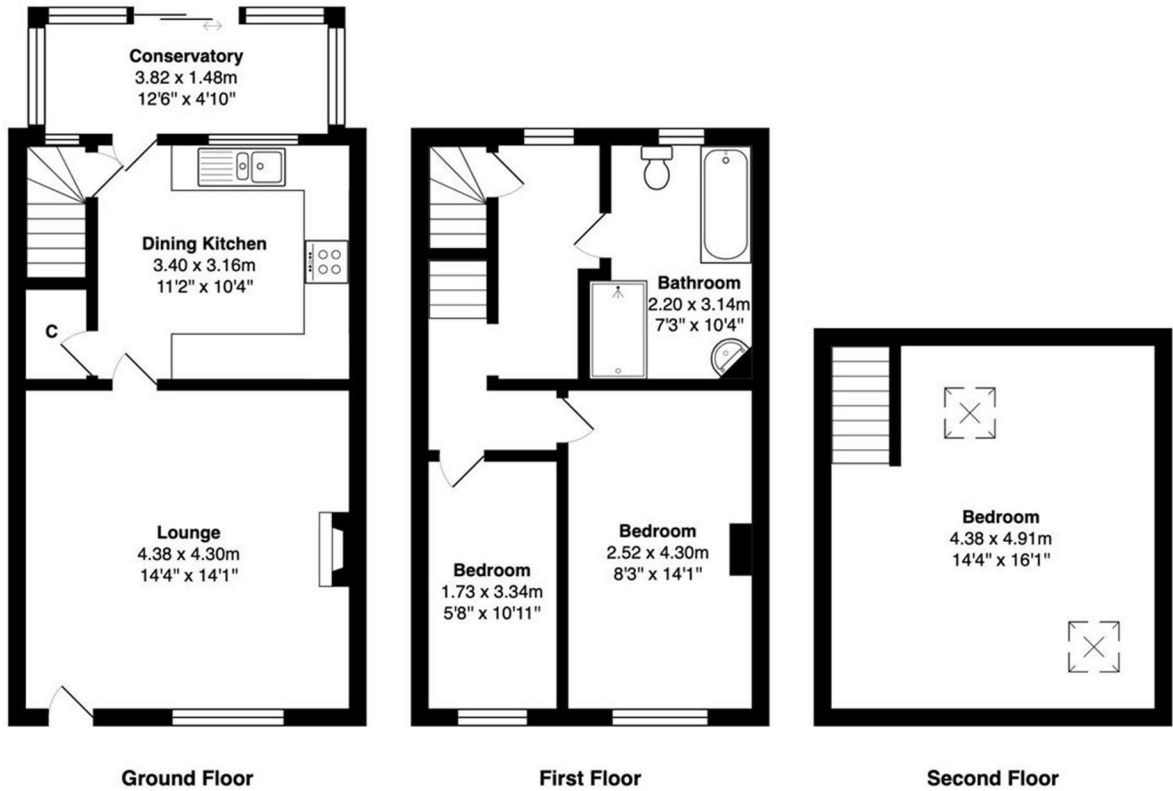
Viewings

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		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 94.4 m² ... 1016 ft²

All measurements are approximate and for display purposes only