



## 3 The Lindens, Skipton Road, Utley, BD20 6HJ

**Price Guide £425,000**

- DISTINGUISHED PERIOD HOME
- MATURE LANDSCAPED GARDENS
- DRIVEWAY
- GENEROUS ATTIC ROOM WITH ADJOINING STUDY
- STUNNING, LONG DISTANCE VIEWS
- THREE BEDROOMS
- DETACHED DOUBLE GARAGE WITH STUDIO ABOVE
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- FULL OF CHARACTER & CHARM WITH ORIGINAL FEATURES THROUGHOUT
- SOUGHT-AFTER LOCATION

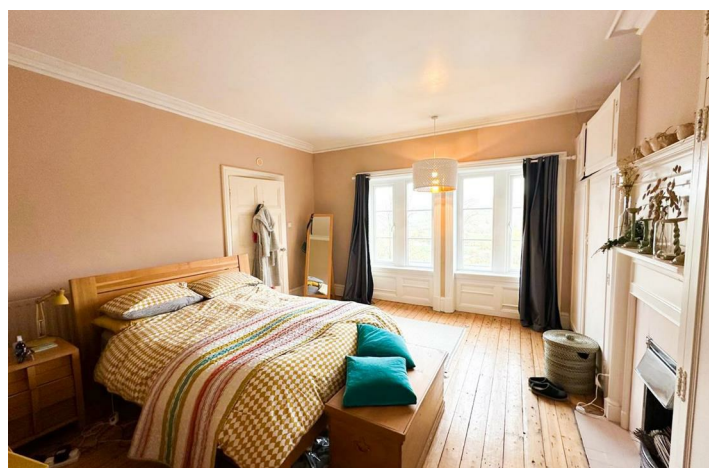


## 3 The Lindens, Skipton Road, Utley BD20 6HJ

Standing proudly in an elevated position with COMMANDING VIEWS ACROSS THE VALLEY, this DISTINGUISHED PERIOD HOME presents a rare opportunity for those seeking a SPACIOUS HOME, FULL OF CHARACTER AND CHARM, complemented by MATURE LANDSCAPED GROUNDS and a DETACHED DOUBLE GARAGE with a studio above.



Council Tax Band: E



## PROPERTY DETAILS

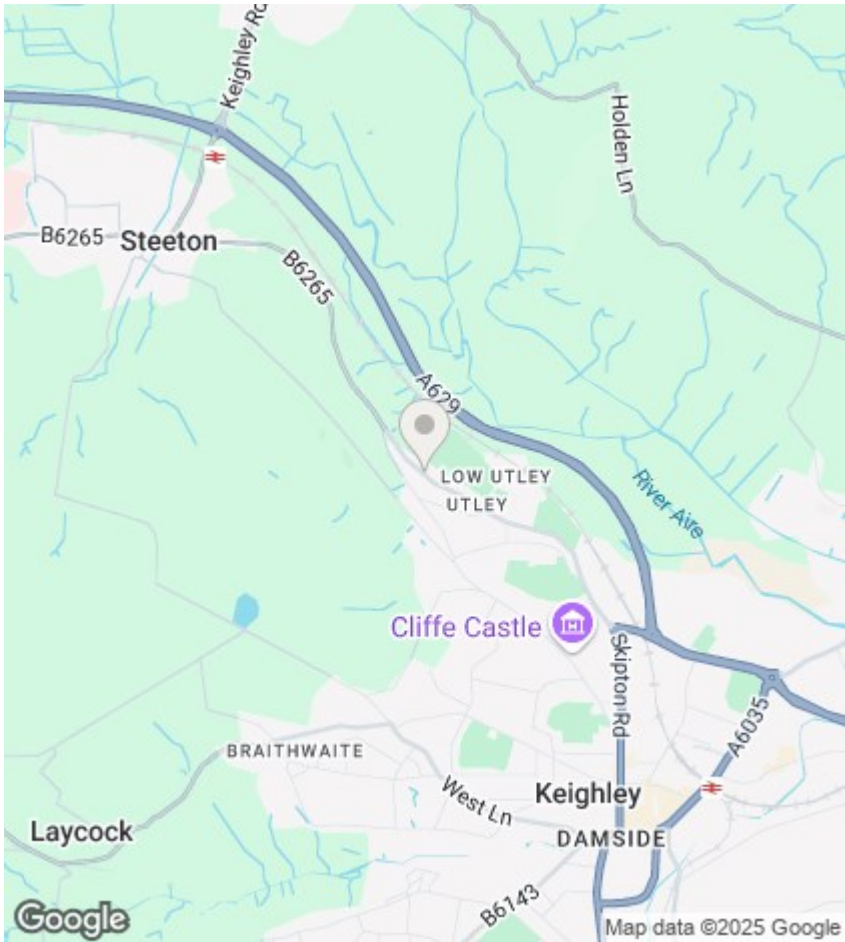
Standing proudly in an elevated position with commanding views across the valley, this distinguished period home offers exceptionally spacious three-bedroom accommodation complemented by mature landscaped grounds and a detached double garage with a studio above.

Built during an era renowned for craftsmanship and detail, the property retains many intriguing original features while benefitting from recent updates. Arranged over three floors, the accommodation includes an impressive reception hall adorned with panelling and a grand open staircase. The sitting room boasts large windows that frame stunning views, a magnificent fireplace with a stove set into the chimney breast, ornate coving and double doors leading to a fully panelled spacious rear dining room boasting an oak period fireplace. The dining kitchen features oak-fronted units and offers views through to the hallway, leading to a galleried landing with office space at the front and access to a raised balcony. On the first floor, there are two well-proportioned bedrooms, a three-piece house bathroom and an additional W/C. The upper level is generously sized attic bedroom with an adjoining study or hobby area.

Externally, shared access leads to a sweeping driveway extending to the side and rear. The rear hosts a large tiled double garage with work pit and a versatile studio above. The front garden is surrounded by mature hedges, offering privacy and seclusion. A level seating area adjoining the house provides the perfect spot to enjoy the breath-taking long-distance views. To the rear, you'll find a vegetable plot, additional seating areas and practical outbuilding.

Located in the highly regarded residential area of Utley, this home enjoys a prime position on the northern edge of Keighley, close to the village of Steeton. The area offers excellent road access to nearby towns and cities, including Skipton, Ilkley, Leeds, Bradford & Harrogate. Steeton and Silsden railway station is just a short drive away which offers ample parking and the nearby Airedale Hospital is easily accessible. Local amenities include Keighley Rugby Union Club and Keighley Golf Course, while the village's proximity to open countryside provides numerous walking opportunities.

Featuring gas central heating and partially glazed windows, this property presents a rare opportunity for those seeking a spacious, characterful home in a sought-after location. Viewing is highly recommended to fully appreciate its charm and potential.



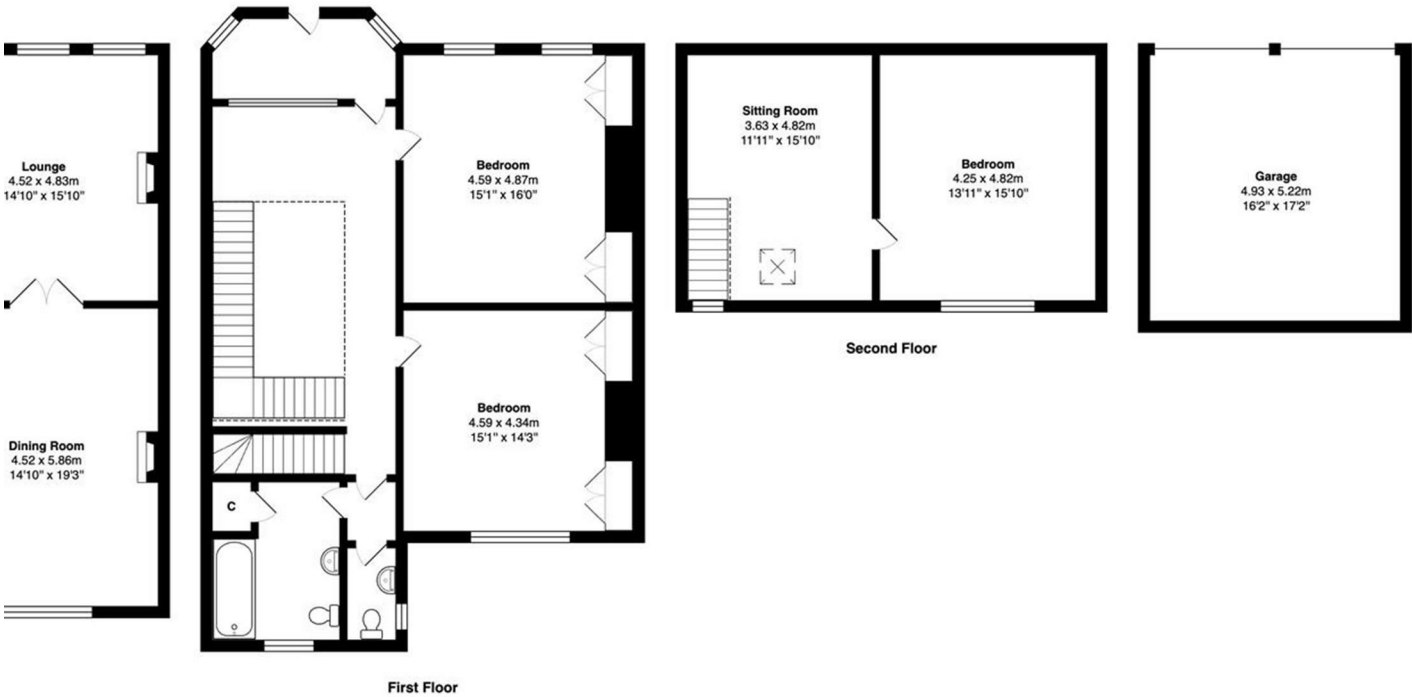
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

E

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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 272.2 m<sup>2</sup> ... 2930 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only