



Rivock Avenue, Utley, BD20 6HE

Asking Price £265,000

- SUPERB SEMI-DETACHED HOME
- WELL MAINTAINED SURROUNDING GARDENS
- OFF ROAD PARKING
- MASTER BEDROOM WITH BESPOKE BUILT-IN WARDROBES
- IDEAL FAMILY HOME
- THREE BEDROOMS
- SINGLE GARAGE WITH POWER & LIGHTING
- STUNNING DINING KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- FAR REACHING VALLEY VIEWS

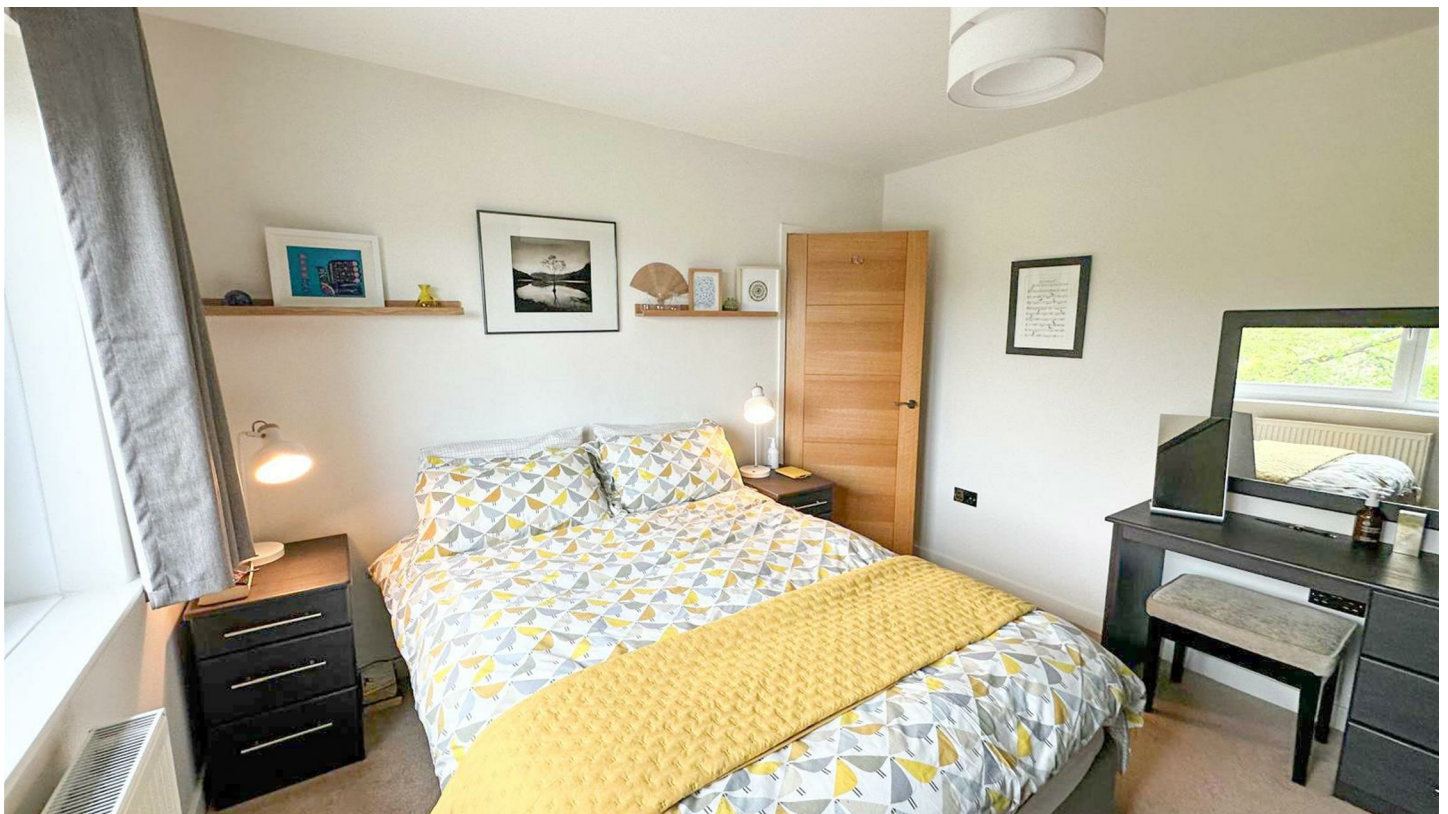


# Rivock Avenue, Utley, BD20 6HE

This EXCEPTIONAL, THREE-BEDROOM, SEMI-DETACHED HOME is beautifully positioned within METICULOUSLY LANDSCAPED GARDENS having BREATH-TAKING VIEWS across the Aire Valley. EXTENSIVELY MODERNISED, this home has undergone a complete transformation, now boasting a SHOW HOME FINISH THROUGHOUT.



Council Tax Band: C



## PROPERTY DETAILS

Wilman and Lodge are thrilled to present to the open market this exceptional three-bedroom semi-detached home, beautifully positioned within meticulously landscaped gardens and commanding breath-taking views across the Aire Valley. Extensively modernised, this home has undergone a complete transformation, now boasting a show home finish throughout.

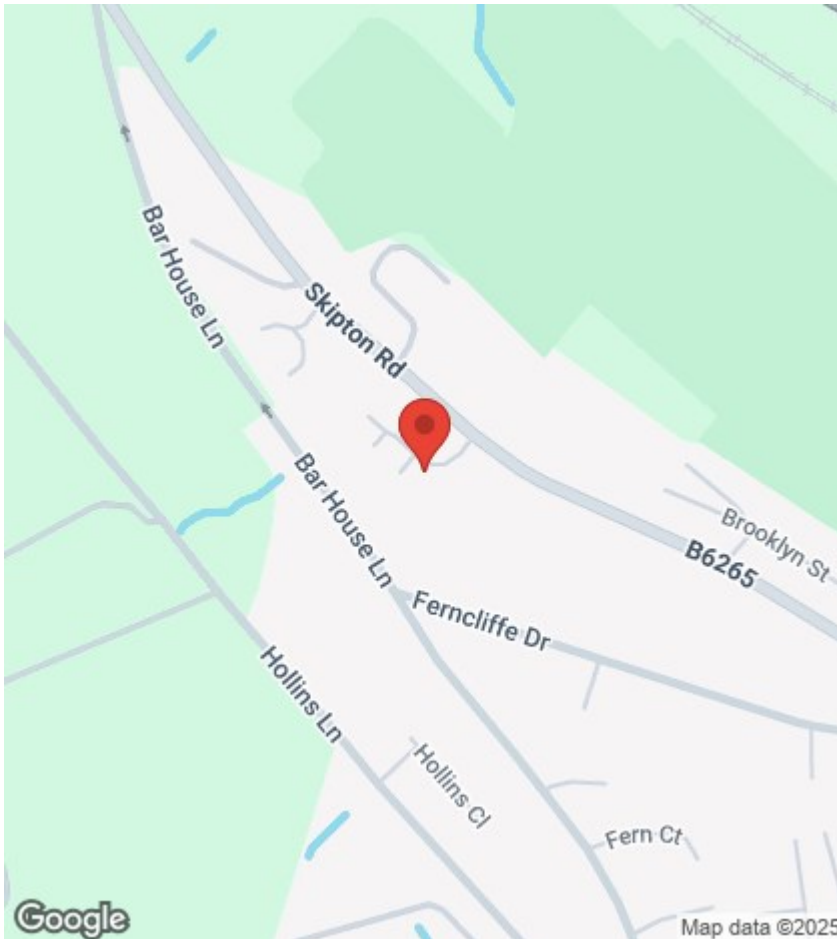
Upon entering, you're welcomed into a spacious and elegant hallway featuring an open staircase and practical understairs storage. The sitting room is a refined yet cosy space, enhanced by a contemporary fireplace and a large picture window that perfectly frames the sweeping valley views. Flowing seamlessly from here are oak-glazed folding doors that lead into a stunning dining kitchen — an impressive 22-foot-long space fitted with sage green cabinetry, solid wood worktops, a composite sink, built-in electric double oven and a four-ring induction hob. Recessed lighting and stylish flooring complete the look, with direct access to the private rear garden.

Upstairs, the home continues to impress. The first floor reveals three generously sized bedrooms, each filled with natural light and enjoying picturesque outlooks, particularly the principal bedroom, which overlooks the valley and features bespoke built-in wardrobes. The luxurious four-piece bathroom includes a freestanding bath, a walk-in rainfall shower and sleek gunmetal grey cabinetry that adds a modern touch of sophistication.

Outside, the property offers a wealth of space with gardens to the front, side and rear. A single garage with power and lighting, additional off-road parking and a charming balcony garden complete the front aspect. The side and rear gardens feature a mix of terraced lawns, mature planting, a timber shed, greenhouse and tranquil seating areas — perfect for outdoor relaxation and entertaining.

Rivock Avenue enjoys an elevated setting among a small enclave of high-quality homes. Conveniently located, the area offers a village shop, welcoming public house and excellent bus connections. The nearest train station, just two miles away in the neighbouring village of Steeton, provides easy access to the business hubs of both North and West Yorkshire.

If you're seeking a truly immaculate home, ready to move into and enjoy from day one, this property deserves your immediate attention.



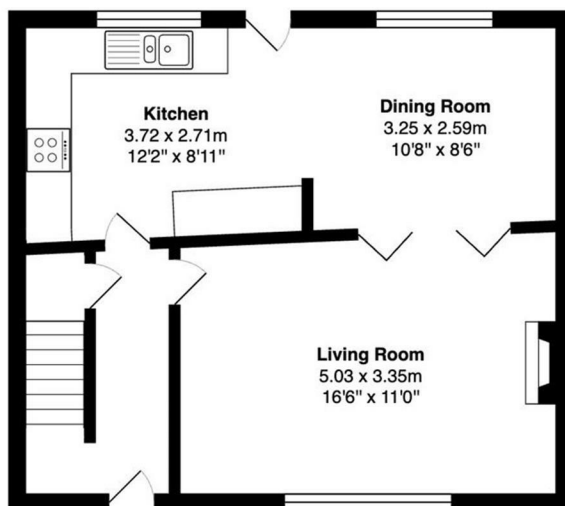
## Viewings

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

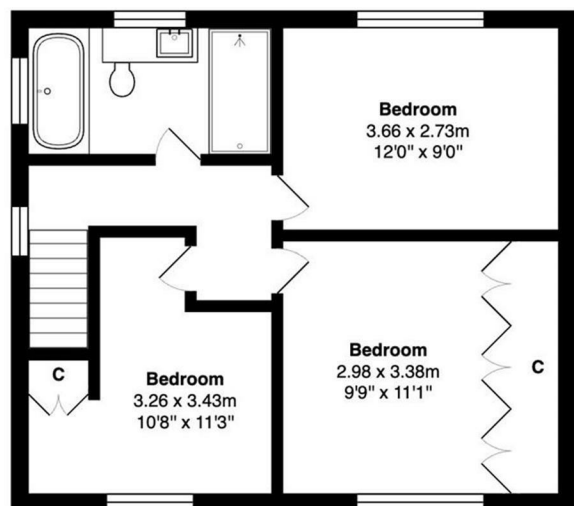
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</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: 88.8 m<sup>2</sup> ... 955 ft<sup>2</sup>

All measurements are approximate and for display purposes only