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DAVID HILL



## 1 Far Bank Croft Glusburn BD20 8GD

A truly exceptional new build detached family residence of the highest quality providing beautifully appointed four bedroom accommodation including a stunning open plan kitchen dining living space with garden room. There is an adjoining double garage with private parking in front and extremely generous landscaped gardens with far reaching views over the village to open countryside.

The house has been designed with an eye on energy efficiency and the highly insulated property includes a mechanical ventilation system with heat exchange unit, solar panels and battery storage.

Guide Price £775,000

# 1 Far Bank Croft Glusburn BD20 8GD

• Skipton 5 miles • Ilkley 10 miles • Keighley 6 miles • Colne (M65) 9 miles • Bradford 15 miles • Leeds 24 miles

## Location

Far Bank Croft is conveniently located within walking distance of the villages of Glusburn and Cross Hills, which offer a good range of services including Co-op supermarket, bars and eateries, primary schools and a secondary school. The popular market town of Skipton lies 5 miles to the north providing a wider range of services, including shops, bars and restaurants, a leisure centre with swimming pool and highly regarded secondary schooling. Transport links are excellent with rail services to both Leeds and Bradford from either Cononley or Steeton & Silsden and the A629 and A6068 providing access to the centres of West Yorkshire and east Lancashire.

## Description

Situated within the popular village of Glusburn is the exclusive residential estate of 'Green Bank' incorporating 'Far Bank Croft', a stunning new development of superior stone built detached and semi-detached houses.

Approached from Green Lane via a private road through Green Bank, 1 Far Bank Croft occupies a very generous corner plot providing stylishly appointed four bedroom family accommodation over two floors incorporating quality fixtures, fittings and appliances throughout. The property takes full advantage of its position, having a pleasant southerly aspect with far reaching views over the village and countryside beyond.

The property is entered into a spacious L shaped entrance hall with return staircase to the first floor. There is a separate w.c. to one side and a very practical boot/cloakroom to the other. A cosy snug/living room, complete with wood burning stove is also accessed from the main hallway.

The hall leads through to a simply stunning open plan L shaped kitchen dining living space with garden room extension. This fabulous room is flooded with natural light from the twin aspect fully glazed French Doors in the dining area and sliding patio doors and roof lights in the garden room.

The stylish kitchen with large island unit incorporates quality AEG appliances which include an induction hob with filter hood over, twin ovens, microwave, warming draw, separate fridge and freezer and a dishwasher.

Off the kitchen is a well equipped utility room with work surface, stainless steel sink, plumbing for a washing machine and drier and a range of fitted units providing additional storage and also concealing the Worcester Bosch gas boiler and water cylinder.

The first floor central landing gives way to a master bedroom with built in wardrobes and a beautifully appointed en suite shower room. Bedroom two is another generous double with built in wardrobes. Bedrooms three and four are also both spacious doubles, both having built in wardrobes. The luxurious house bathroom is stylishly appointed, incorporating a separate shower.

## Outside

The property is approached from the private road onto a generous block paved driveway extending in front of the adjoining double garage having an electrically operated door and housing the battery storage unit connected to the solar panels. A flagged path leads around the house to an extremely generous garden with a sheltered flagged seating area extending in front of the sun room. A path leads down to a large lawned area.

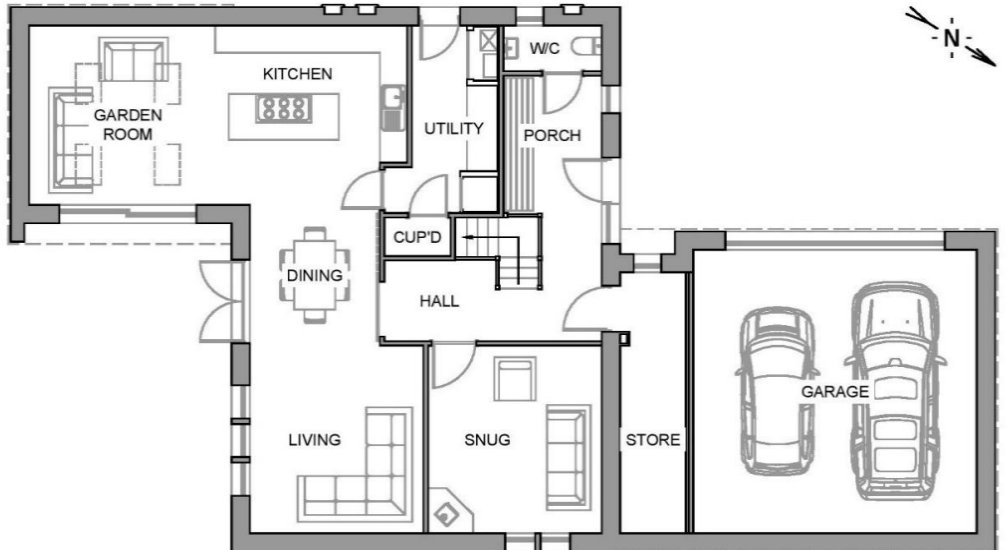
## Features include:

- New home warranty
- Detached double garage with private driveway
- Full Fibre Broadband to the house (FTTP)
- Gas central heating with zoned underfloor heating to the ground floor and the first floor bathroom and en suite.
- Mechanical ventilation system with heat recovery unit
- Solar panels with battery storage system
- Quality fitted kitchen with quartz worktops and AEG integrated appliances
- Quality fully tiled bathroom suites
- Security alarm
- Landscaped gardens



### Ground Floor

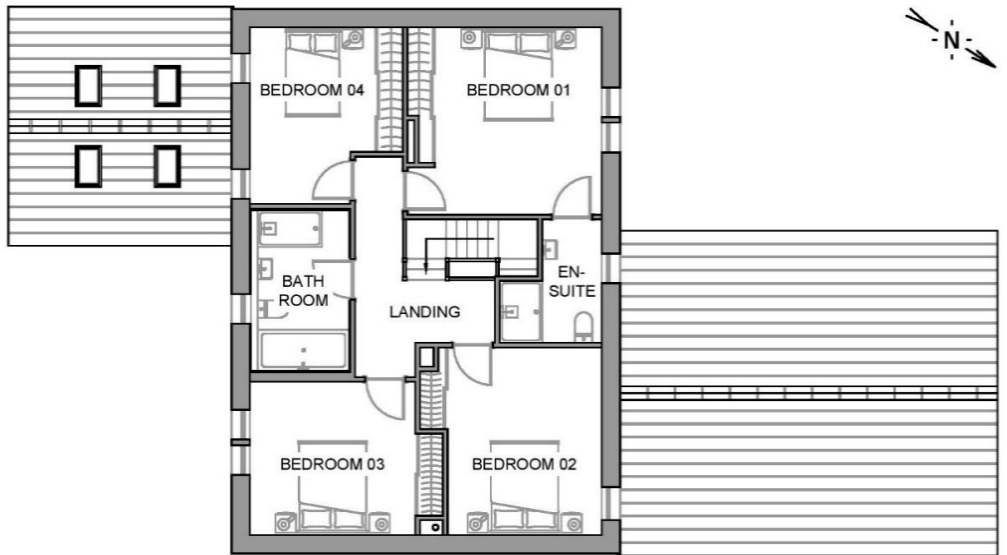
Porch	2.16m x 3.00m
W / C	2.16m x 1.00m
Cupboard	1.45m x 0.84m
Utility	1.87m x 4.10m
Kitchen	3.45m x 3.93m
Garden Room	4.83m x 3.93m
Dining	2.85m x 3.08m
Living	3.80m x 4.10m
Snug	3.80m x 4.10m
Store	1.44m x 5.70m
Garage	6.20m x 6.20m



GROUND FLOOR PLAN

### First Floor

Bedroom 01	3.65m x 4.10m
En - Suite	2.24m x 2.70m
Bedroom 02	3.38m x 4.10m
Bedroom 03	3.63m x 3.35m
Bedroom 04	2.75m x 3.87m
Bathroom	2.15m x 3.51m



FIRST FLOOR PLAN

### Gross Internal Area (Approx.)

Ground Floor	104.41m <sup>2</sup>
First Floor	85.47m <sup>2</sup>
Garage & Store	47.56m <sup>2</sup>
<b>Total</b>	<b>237.44m<sup>2</sup></b>



## Viewings

The property is part of a working development site and accordingly viewings are strictly by appointment only.

If you have any special access requirements or consider yourself a vulnerable person please make the selling agents aware at the time of arranging your viewing.

## Services

Foul and surface water drainage discharged to mains combined sewer via private drains and surface water attenuation system for which 1,2 & 3 Far Bank Croft will be jointly responsible.

Mains water, gas and electricity.

Fibre (FTTP) connection.

Gas central heating with underfloor heating to the ground floor and first floor bathroom and en suites, uPVC double glazing, solar panels and battery storage.

## Energy Rating

A - 101

## Tenure

The individual plots will be sold freehold with each plot having an equal share in the management company which will retain ownership of the shared access road.

## Declaration of Interest

Matthew Binns, a partner at David Hill LLP, is a director of Green End Properties.

## Directions

From Skipton head south on Keighley Road (A629) to the roundabout at Kildwick and the start of the Aire Valley Trunk Road. Take the fourth exit onto Station Road (B6172) and turn right at the T junction onto Cross Hills High Street (A6068). At the mini roundabout take the second exit onto Wheatlands Lane and continue round the left hand bend onto Park Road. Just after the right hand turning to Cononley, turn left onto Green Lane where the entrance to 'Green Bank' can be found on the left after about 300 metres identified by the for sale sign. Follow the road into the development and continue round to the right before taking the next left leading to Far Bank Croft. No. 1 can be found on the right.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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