



## Brow Top Close, Glusburn, BD20 8FY

Asking Price £229,950

- SEMI DETACHED HOUSE
- PRIVATE PARKING
- CONTEMPORARY KITCHEN
- STUNNING VIEWS
- SOUGHT AFTER LOCATION
- ONE BEDROOM
- LOW MAINTENANCE OUTSIDE AREA
- MODERN SHOWER ROOM
- PERFECT FOR FIRST TIME BUYERS & DOWNSIZERS
- MOVE IN READY

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Built by the highly regarded Snell Builders less than a year ago, this beautifully presented one-bedroom semi-detached home offers a rare opportunity to secure a turn-key property with all the benefits of a new build (without the wait). Set behind a smart stone frontage with off-road parking, the home feels private, well-positioned and thoughtfully designed with stunning views of the glorious hillsides.



Council Tax Band: B



## PROPERTY DETAILS

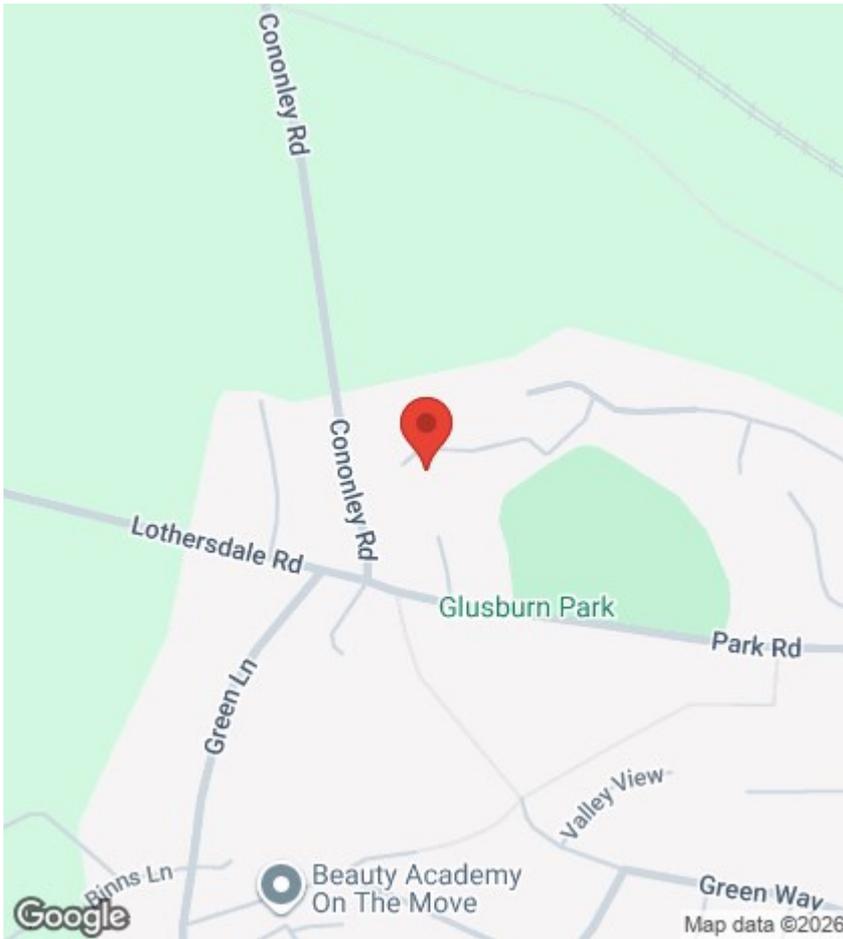
Built by the highly regarded Snell Builders less than a year ago, this beautifully presented one-bedroom semi-detached home offers a rare opportunity to secure a turn-key property with all the benefits of a new build (without the wait). From the moment you arrive, the quality is clear. Set behind a smart stone frontage with off-road parking, the home feels private, well-positioned and thoughtfully designed with stunning views of the glorious hillsides.

Step inside and you're welcomed into a light-filled open plan living space, where the layout flows seamlessly from lounge to kitchen, creating a space that feels both sociable and calming. The dual aspect light and French doors draw the outside in, making it the perfect spot to unwind or entertain. The kitchen itself is sleek and contemporary, with integrated appliances and clean, modern finishes—ideal for everyday ease. A well-appointed cloakroom comprising WC, wash hand basin and coat hanging space finishes the ground floor.

Upstairs, the generous double bedroom with windows to both elevations offers a peaceful retreat with beautiful views, plenty of space to relax and recharge, complemented by a stylish, modern shower room finished to a high standard. The generous proportions of the room offer excellent versatility, with ample space to comfortably incorporate a dedicated home office area if desired.

Externally, the property continues to impress with a low-maintenance outdoor space, perfect for enjoying a morning coffee or evening glass of wine, along with the added practicality of private parking. What makes this home particularly special is the opportunity it presents—a nearly new home, finished beautifully, now available due to a genuine change in the owner's circumstances. Perfect for first-time buyers, downsizers, or those seeking a lock-up-and-leave lifestyle, this is a home that offers simplicity, quality and comfort in equal measure.

Glusburn offers the perfect balance between countryside calm and everyday convenience. Surrounded by rolling Yorkshire landscapes yet just moments from nearby villages like Cross Hills and Silsden, it's a location that feels both peaceful and well-connected. With a strong sense of community, well-regarded local schooling, and a selection of independent shops, cafes and amenities close by, it's easy to see why people love putting down roots here. For those who enjoy the outdoors, there are scenic walks right on your doorstep, while excellent transport links make commuting to Skipton, Keighley and beyond straightforward. It's a place where life naturally slows down—without ever feeling disconnected.



## Viewings

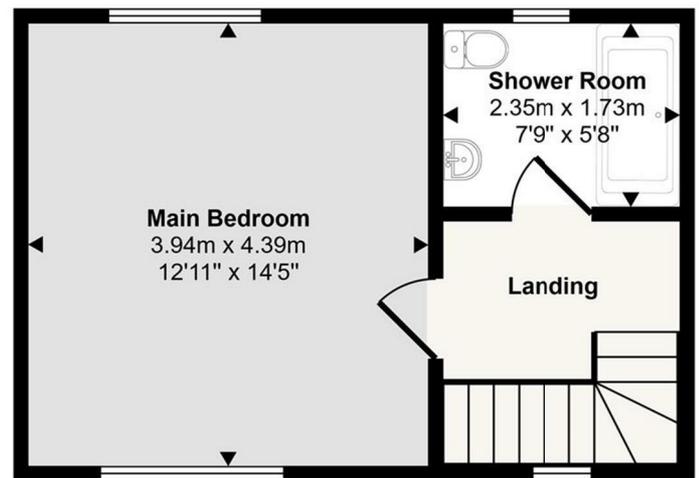
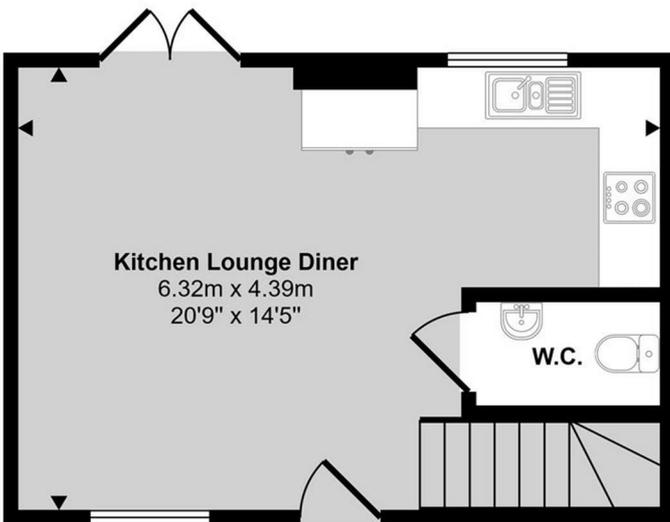
Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
56 sq m / 600 sq ft



### Ground Floor

Approx 28 sq m / 299 sq ft

### First Floor

Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.