







Loretto, Rivock Avenue, Utley, BD20 6HE

Asking Price £315,000

- SEMI-DETACHED HOME
- DETACHED SINGLE GARAGE AND DRIVEWAY
- LARGE BALCONY TERRACE
- VERSATILE UTILITY ROOM
- PREVIOUSLY GRANTED PLANNING PERMISSION
- FOUR DOUBLE BEDROOMS
- OUTDOOR SPACE FOR ENTERTAINING
- CONTEMPORARY KITCHEN
- PANORAMIC VIEWS
- EXCELLENT TRANSPORT LINKS

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01535 655212

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Rivock Avenue, Utley BD20 6HE

A beautifully extended, four double bedroom semi-detached family home, occupying an elevated position on the highly regarded Rivock Avenue with commanding breathtaking panoramic views across the Aire Valley.

4 2 2 D

Council Tax Band: D







PROPERTY DETAILS

A beautifully extended, four double bedroom semi-detached family home, occupying an elevated position on the highly regarded Rivock Avenue with commanding breath-taking panoramic views across the Aire Valley. This exceptional property has been extensively upgraded to a high standard in recent months, creating a stylish and contemporary home that perfectly combines spacious family living with outstanding scenery.

Offering deceptively generous accommodation over two floors, the property also benefits from previously granted planning permission for a second-floor bedroom suite with en-suite shower room, presenting exciting potential for further expansion if desired.

From the moment you step into the spacious entrance hall with its striking open staircase and elegant wood-effect flooring, the quality and attention to detail are immediately apparent. To the front of the property, the superb sitting room features a large bay window perfectly positioned to capture the spectacular far-reaching views.
A stylish utility room and luxurious cloakroom add practicality and sophistication to the ground floor layout.

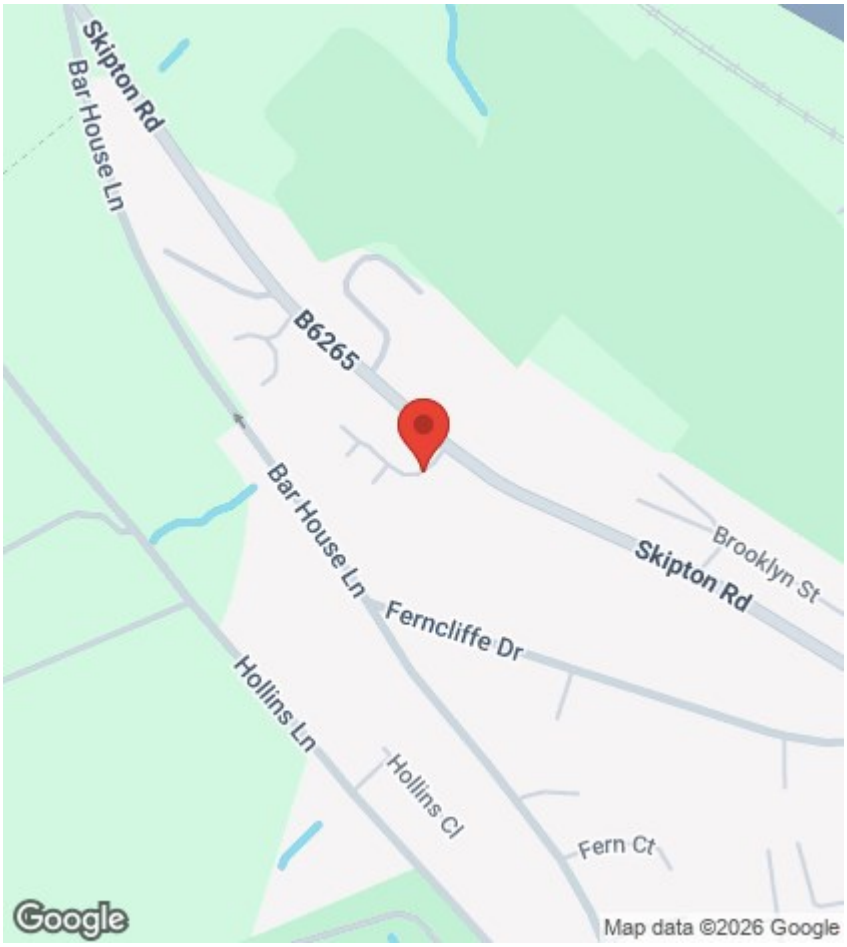
The heart of the home is the impressive living and dining room, flooded with natural light from a stunning picture window and offering direct access to a large balcony terrace - an ideal space for entertaining, relaxing, or simply enjoying the stunning valley outlook. The contemporary kitchen has been thoughtfully redesigned with quality finishes throughout. French doors from the inner hallway lead seamlessly to the rear garden.

To the first floor, a galleried landing leads to four spacious double bedrooms, with the front-facing rooms once again enjoying magnificent, elevated views.
The accommodation is complemented by a stylish contemporary family bathroom and an additional modern shower room.

Externally, the property continues to impress. A private driveway provides ample parking and leads to a detached single garage that has also been upgraded. The superb, decked balcony garden creates a wonderful outdoor entertaining area, while the covered veranda and lawned rear garden offer additional private outdoor space for families and guests alike.

Rivock Avenue is an exclusive cul-de-sac of quality homes, conveniently situated for both Skipton and Keighley town centres. Excellent transport links include regular bus services and nearby rail connections from the neighbouring village of Steeton. The area also benefits from a well-regarded golf course, village shop, local pub and beautiful surrounding countryside.

This is a rare opportunity to acquire a substantial and beautifully presented family home with further potential, exceptional views and a highly desirable location. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

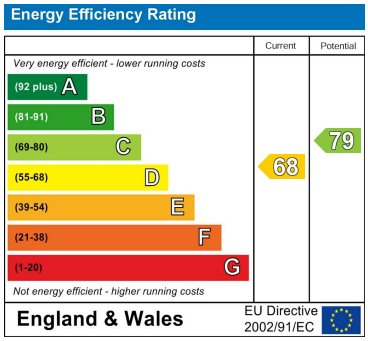


Viewings

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

EPC Rating:

D





Total Area: 147.2 m² ... 1584 ft²

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