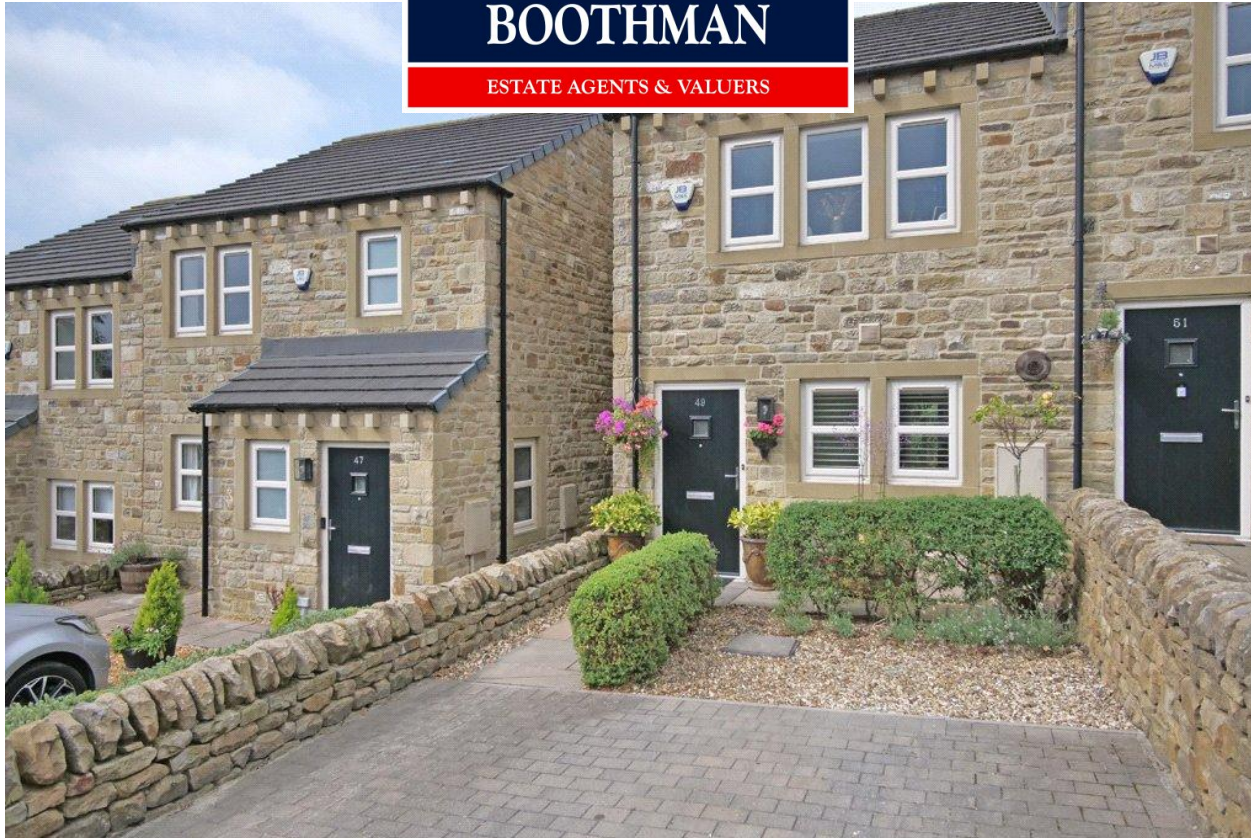


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



49 Black Abbey Lane, Glusburn  
BD20 8PU  
Asking Price: £253,000



+ 2



+ 1



- Outstanding stone end town-house
- Superbly appointed 2 bedroom accommodation
- Attractive garden and private parking
- Fine long distance views

This outstanding, superbly appointed and beautifully presented stone end town-house was constructed in accordance with high standards during 2018 by Messrs Skipton Properties Limited, a local award winning building firm with a first class reputation.



Pleasantly situated in a small cul-de-sac within a popular residential area, this very appealing home enjoys fine long distance views and is only a few minutes walking distance away from village centre amenities in both Glusburn and the larger neighbouring village of Cross Hills.

Including gas central heating, UPVC sealed unit double glazing, a security alarm, quality contemporary fittings and fixtures throughout, this property certainly provides a very exciting opportunity and is strongly recommended indeed for inspection, comprising briefly:

An entrance hall, a cloaks/WC and a superbly appointed fitted kitchen with quality contemporary units including built-in appliances whilst open plan through to a living and dining area. Twin French doors give access to the delightful enclosed private rear garden. On the first floor are two bedrooms and a stylish contemporary bathroom with a quality three piece white suite including a shower to the bath. There is an easily manageable front garden and a private block paved driveway. The well proportioned enclosed rear garden provides a very attractive feature which enjoys fine long distance views together with a pleasant degree of privacy and backs onto a 'park' with pleasant open aspects.

Glusburn and the larger neighbouring village of Cross Hills together share an extensive variety of local amenities including everyday shops, a Co-Op, a Spar, a butchers, public houses, bars, cafes and an Italian restaurant, a chemist, a dentist, a doctors surgery, a Church, sports clubs, community events, a bus service and a petrol station.

Railway stations are available at the nearby villages of Cononley and Steeton.



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The towns of Skipton, Keighley, Ilkley and Colne are all situated within circa fifteen to twenty minutes travelling distance by car.

This property certainly does have much to commend it, comprising in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With a substantial composite front entrance door. Central heating radiator. Security alarm control. Fitted wall cupboard. Karndean herringbone oak style flooring.

### CLOAKS/WC

With a quality contemporary two piece white suite comprising a low suite WC and a hand wash basin having a mosaic tiled splash-back. Karndean herringbone oak style flooring. Ladder central heating radiator in chrome finish. Recessed LED ceiling spotlight. Extractor fan.

### FITTED OPEN PLAN KITCHEN

9'9" x 8'9" Superbly appointed with a quality range of stylish contemporary base and wall units having grained Dove Grey fronts with white/grey marble effect worktop surfaces including a matching peninsular unit from the living and dining area - together with contrasting marble tiled surrounds. Karndean herringbone oak style flooring. One and a half bowl stainless steel sink and drainer with a pillar tap. Built-in AEG oven with a matching four ring gas hob in stainless finish having an AEG extractor hood above in a stainless steel finish chimney style canopy. Integrated AEG dishwasher. Built-in AEG washing machine/dryer and fridge freezer. UPVC sealed unit double glazing with a fitted plantation shutter. Concealed Ideal Logik gas combination central heating boiler (serviced annually). Recessed LED ceiling spotlights. Down-lighting beneath the wall units and also over lighting.

### THROUGH LIVING ROOM AND DINING

16'2" x 12'10" (maximum) With UPVC sealed unit double glazing including matching twin French doors to the delightful enclosed rear garden whilst also providing long distance views towards countryside and Cowling Pinnacle. Two double central heating radiators. Karndean herringbone oak style flooring. Staircase to the first floor with a spindled balustrade.

## FIRST FLOOR

### LANDING

With a spindled balustrade and a central heating radiator. Deep built-in shelved store cupboard above the stairwell. Trap door access to the loft space.

#### BEDROOM ONE

13' x 8'2" With UPVC sealed unit double glazing providing superb long distance views up the valley at the rear towards fields, countryside and Cowling Pinnacle. Central heating radiator. Built-in wardrobes with mirrored doors. Half height panelling to one wall.

#### BEDROOM TWO

10'10" x 8'10" (maximum) With UPVC sealed unit double glazing providing fine long distance views down the Aire Valley at the front. Central heating radiator. Full width built-in wardrobes with mirrored doors.

#### STYLISH BATHROOM

Superbly appointed with a quality contemporary three piece white suite comprising a panelled bath having a glass screen and a thermostatic shower together with a pedestal wash basin and a low suite WC. Contrasting light marble style wall tiling which is also full height around the bath. Karndean slate style flooring. Ladder central heating radiator in chrome finish. Fitted mirror fronted and illuminated medicine cabinet. Extractor fan. Recessed LED ceiling spotlights.

#### OUTSIDE

The easily manageable front garden includes a pebble bed and box hedging together with stone boundary walling and a:

#### PRIVATE BLOCK PAVED DRIVEWAY

Offering vehicular parking.

The well proportioned enclosed and established rear garden provides a very attractive feature - backing onto a landscaped 'park' area - whilst including lawn, flowerbeds, bushes, roses, a small tree, two arched trellises, a stone flagged pathway and a matching stone flagged patio which offers a very pleasant sitting out area. Stone boundary walling and fencing enhances privacy. Timber garden shed. Long distance views and open aspects across the valley. Outside cold water tap and outside lighting.

#### PLEASE NOTE:

There is a service charge which is currently £146 per annum to contribute towards the up-keep of the park and communal spaces.

#### COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

#### TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: RAH240725

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

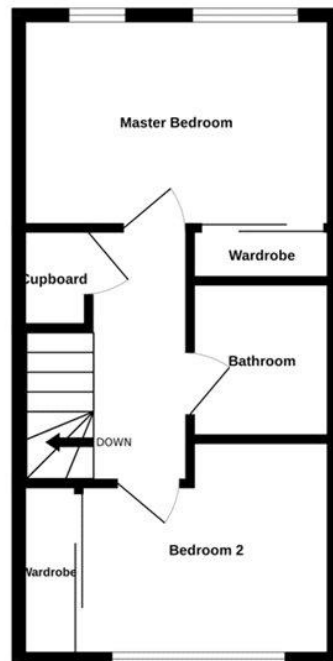




GROUND FLOOR



1ST FLOOR





## Energy performance certificate (EPC)

49, Black Abbey Lane Glusburn KEIGHLEY BD20 8PU	Energy rating <b>B</b>	Valid until: <b>20 August 2028</b>
		Certificate number: <b>8738-7838-5530-1929-7926</b>

Property type	End-terrace house
Total floor area	64 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		97 <b>A</b>
81-91	<b>B</b>	83 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.