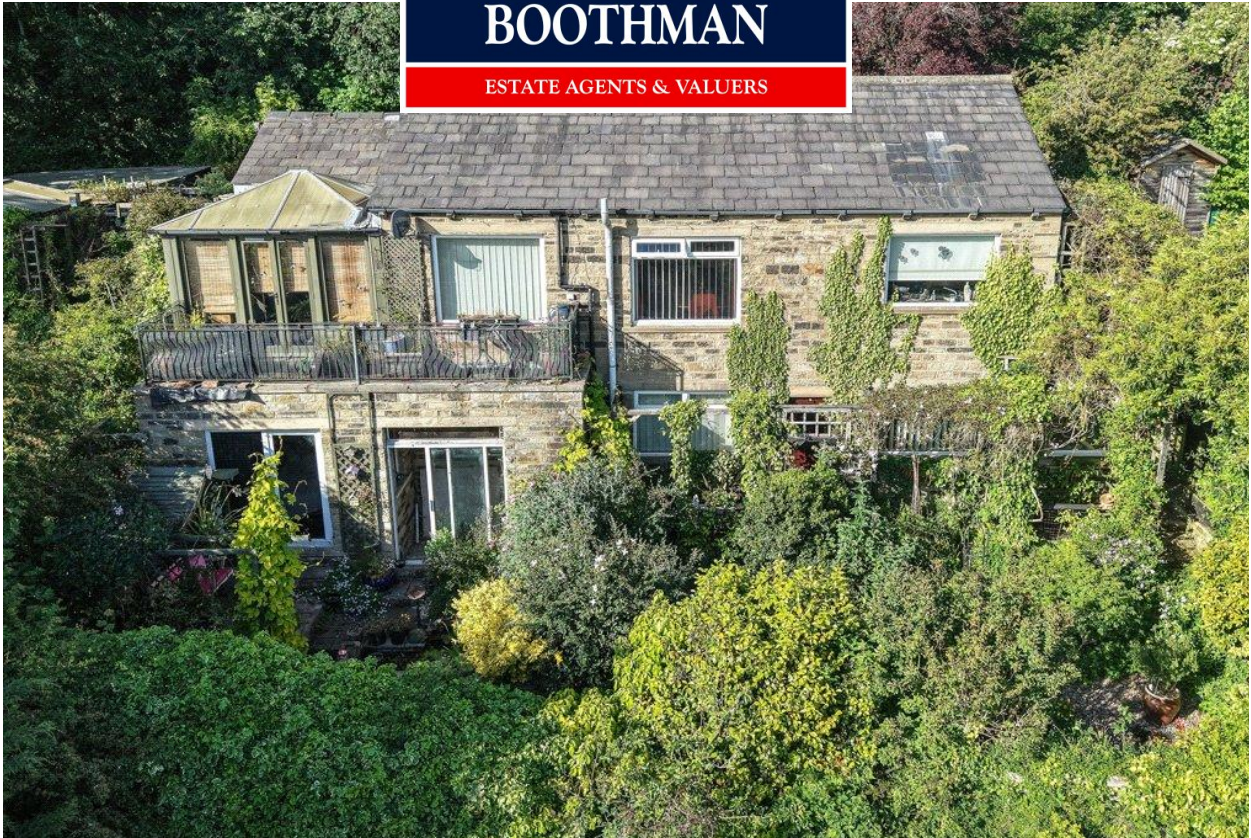


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Glendale, Arbour Top, Farnhill BD20
9AL
Asking Price: £550,000



+ 3



+ 2



- No Forward Chain
- Three Bedroom En Suite
- Private Driveway
- Detached Double Garage

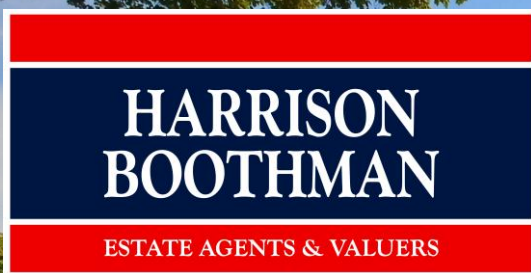
Commanding superb long distance southerly views across the Aire Valley towards the surrounding hills — and with glimpses towards the tranquil Leeds–Liverpool Canal — this individual stone fronted four bedroom detached property stands within an attractive garden plot, complete with a private driveway and a detached double garage.



Including gas central heating and UPVC sealed unit double glazing, the well equipped accommodation enjoys a delightful position in the highly sought after village of Farnhill. The canal towpath is just moments away, offering scenic waterside walks, while a network of footpaths climbs gently towards the open moorland above Kildwick and Farnhill, providing superb routes for dog owners and lovers of the outdoors.

Strongly recommended for inspection, this very appealing property offers briefly – An entrance hall, a fitted dining kitchen, a side entrance porch, a separate w/c, a cloaks room, a spacious open plane living dining room with feature cast iron wood burning stove, a snug overlooking the garden and a conservatory leading out on to a sun balcony. Two separate staircase's lead to the lower ground floor, which includes three well planned bedrooms, with the primary bedroom including a four-piece en suite shower room, a house bathroom including a separate bath and shower, a dedicated study, a utility room, and a rear entrance porch. Externally the property benefits from landscaped gardens to three sides, providing pleasant sitting out areas. The private driveway leads to a detached double garage.

Kildwick with Farnhill is a small highly regarded Aire Valley village community situated close to the River Aire and intersected by the Leeds/Liverpool canal. The village includes an extremely well-respected primary school, a park/playground, a medieval church and the 'White Lion' public house including a very pleasant beer garden. There is a wide range of everyday shops and amenities in the nearby village of Crosshills together with the well regarded South Craven secondary school. The area is blessed with many delightful walking routes alongside the village waterways and the property is well placed having easy access to the nearby public footpaths leading off Grange Road onto the beautiful surrounding moorland.



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The historic market town of Skipton is known as the 'Gateway to the Dales' and is only circa four miles away providing extensive shopping and recreational facilities together with excellent secondary schooling. Railway stations are available at the nearby villages of Cononley and Steeton, providing regular daily services into Leeds, Bradford, Skipton, and Keighley.

The property is situated in an enviable location, tucked away from the road in secluded position and comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed entrance door with matching side panels. Central heating radiator. Staircase leading to lower ground floor.

SEPARATE W/C

Well-appointed two-piece white suite comprising low suite w/c and pedestal hand wash basin. Built in storage cupboards. Floor standing Worcester gas boiler.

FITTED DINING KITCHEN

14'08" x 10'01" Well-appointed range of wood fronted wall and base units incorporating granite effect worktop surfaces having tiled surrounds. Inset one and a half bowl stainless steel sink. High level Neff electric oven. Four ring gas hob with extractor over. Integrated dishwasher. Integrated fridge. UPVC sealed unit double glazing enjoying fine long distance south facing views. Central heating radiator.

SIDE ENTRANCE PORCH

With substantial entrance door. Sealed unit double glazing.

CLOAKS

8'01" x 6'11" With UPVC sealed unit double glazing. Built in storage cupboards. Central heating radiators.

OPEN PLAN LIVING DINING ROOM

28'08" x 20'04" (maximum) With triple aspect UPVC sealed unit double glazing enjoying superb fine long distance south facing views. Two central heating radiators. Feature cast iron wood burning stove. Built in storage cupboard. Internal sliding patio doors through to conservatory. Open staircase leading down to lower ground floor.

SNUG

14'05" x 10'04" With dual aspect UPVC sealed unit double glazing enjoying views over the garden. Central heating radiator. Sliding patio doors through to:

CONSERVATORY

10' x 10' With sealed unit double glazing enjoying fine long distance south facing views. Skylights. Central heating radiator. Sealed unit double glazed patio doors leading to:

SUN BALCONY

LOWER GROUND FLOOR

INNER HALL

Accessed from open plan living dining room.

STUDY

12' x 10'08" Central heating radiator.

UTILITY ROOM

14' x 9'02" With fitted base units incorporating granite effect worktop surfaces. Plumbing for an automatic washing machine. Fitted shelves. Timber entrance door.

REAR ENTRANCE PORCH

Timber rear entrance door. Fitted shelves.

BEDROOM TWO

14'06 x 9'09" Dual aspect UPVC sealed unit double glazing. UPVC sealed unit sliding patio doors leading to rear garden. Central heating radiator.

BATHROOM

Well-appointed four-piece white suite comprising low suite w/c, pedestal hand wash basin, fitted bath and walk in shower enclosure housing thermostatic shower. Ceramic wall tiles. Central heating radiator. UPVC sealed unit double glazing.

BEDROOM THREE

11'10" x 10'03" With UPVC sealed unit double glazing. Central heating radiator. Door through to:

INNER HALL

Accessed from the entrance hall. UPVC sealed unit double glazed door leading to rear garden.

BEDROOM ONE

10'03" x 9'11" With UPVC sealed unit double glazing. Built in storage understairs case. Central heating radiator.

ENSUITE SHOWER ROOM

Well-appointed four-piece white suite comprising low suite w/c, pedestal hand wash basin, bidet and walk in shower enclosure housing independent electric shower. Ceramic wall and floor tiles. Central heating radiator. Built in airing cupboard with central heating radiator.

OUTSIDE

The property benefits from private mature gardens to three sides, providing multiple sitting out areas.

To the front of the property is a private driveway leading to a:

DETACHED DOUBLE GARAGE

COUNCIL TAX BAND

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

TENURE

The 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.

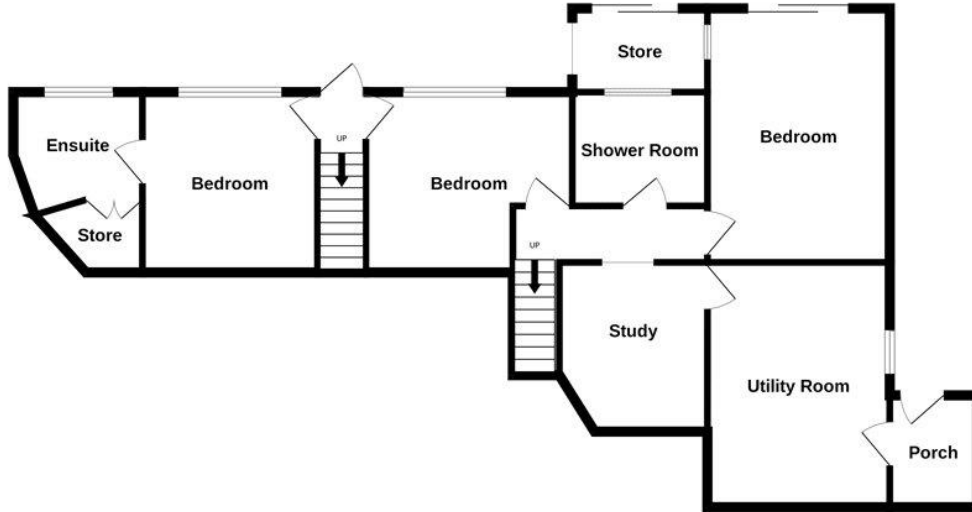
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

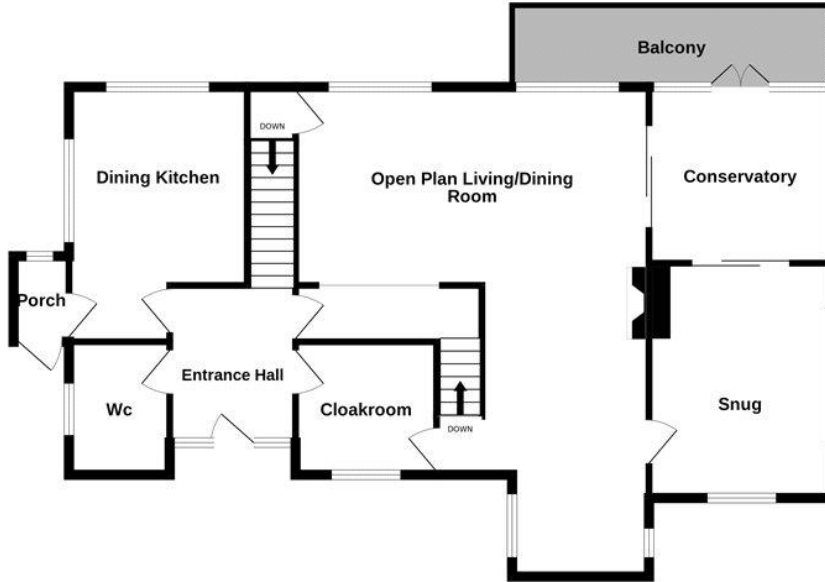




BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Glendale Arbour Top Farnhill KEIGHLEY BD20 9AL	Energy rating	Valid until: 10 June 2036
	D	Certificate number: 9336-3426-3600-0311-3206

Property type	Detached house
Total floor area	166 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.