



5 The Old Corn Mill, Glusburn, BD20 8DW

A four bedroomed, three storey mid-townhouse set in a popular area of Glusburn, offering good sized accommodation with quality fixtures and fittings, newly fitted windows and doors, a garden, driveway and to the rear open aspects over the Beck.

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5 The Old Corn Mill, Glusburn, North Yorkshire, BD20 8DW

Harrogate 29 miles, Skipton 6 miles, Leeds 24 miles (all distances approximate)

Guide Price: £325,000

- Four bedrooms
- Mid townhouse
- Property set across three floors
- Well presented throughout
- Walking distance to local amenities
- Private parking
- Enclosed rear garden
- Superb long distance views



General remarks

Entrance through a recently fitted composite door into the ground floor hallway with a wooden Herringbone floor. From here, you enter a utility room with Laminate flooring, a double Belfast sink with cupboard below, space for a washing machine and dryer, radiator and a window providing light from the hallway. Into a storage garage with power, light and an up and over door. To this level there is also a bedroom/garden room with Herringbone flooring, feature radiator and double French doors leading out to the garden and the en-suite includes a laminate floor, shower cubicle, wash hand basin with vanity unit below, low flush w.c., feature radiator and a window to the rear.

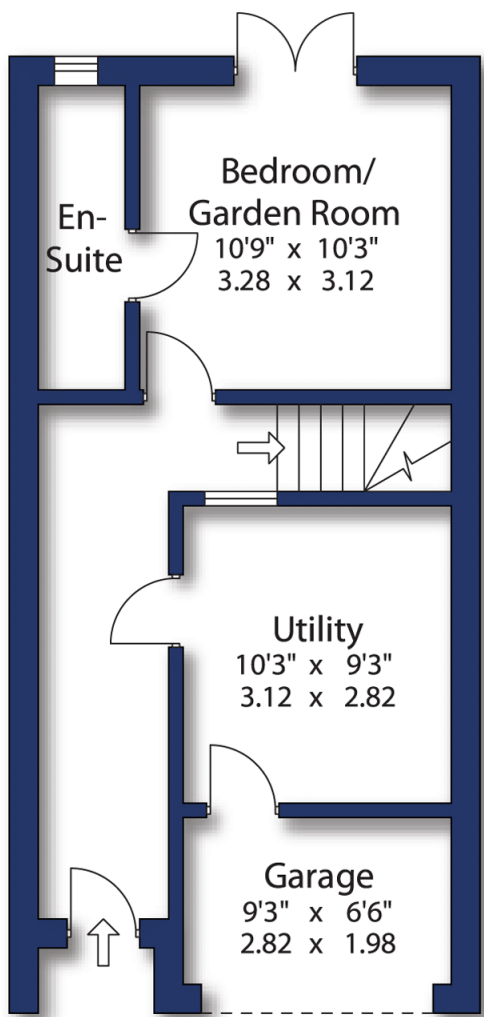
To the first floor landing with a storage cupboard and access into the living room with a fireplace with stone hearth and gas fire, upvc doors with Juliet balcony to the front and a window. Into the modern, recently fitted Kitchen with integrated oven, combi oven, induction hob, extractor, a one and half bowl composite sink, integrated dishwasher, cupboards, space for fridge/freezer,

full pull-out larder cupboard, concealed boiler and a wood flooring. Open to the dining area with a feature radiator and to the rear French doors with Juliet balcony and a window overlooking open fields.

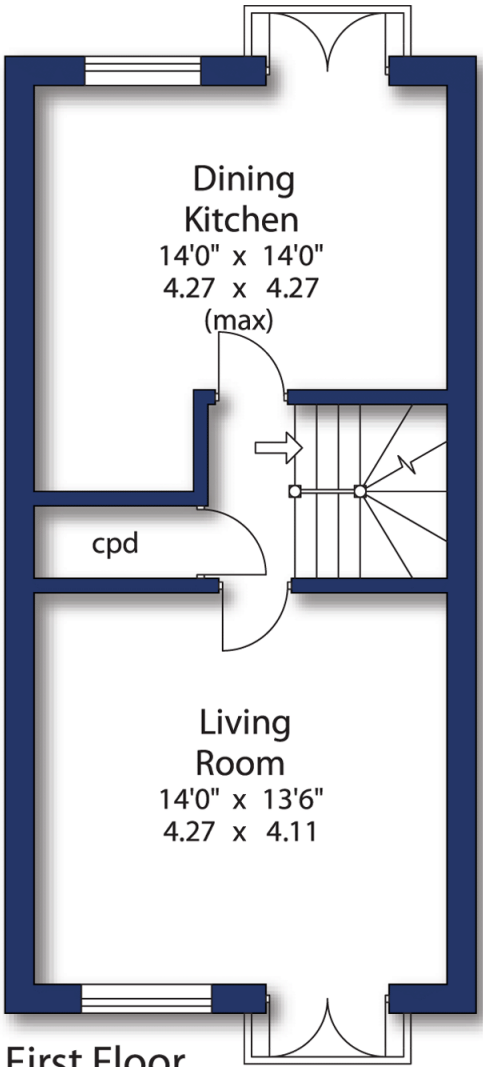
To the second floor landing with a radiator and loft access via a pull down ladder, the loft is part boarded with light. Into the master bedroom which is the full width of house having a radiator, and upvc window overlooking open fields. There are two further bedrooms with windows, radiators and fitted wardrobes. The bathroom comprises of modern tiles to three walls, vinyl flooring, wash hand basin with vanity unit, concealed cistern w.c., bath with a shower attachment on the taps and a glass screen.

Externally, to the front is a tarmac driveway providing parking and has a walkway to the side. To the rear is a paved patio area, raised borders, a grassed area and gravelled area. A gateway provides access out of the rear.

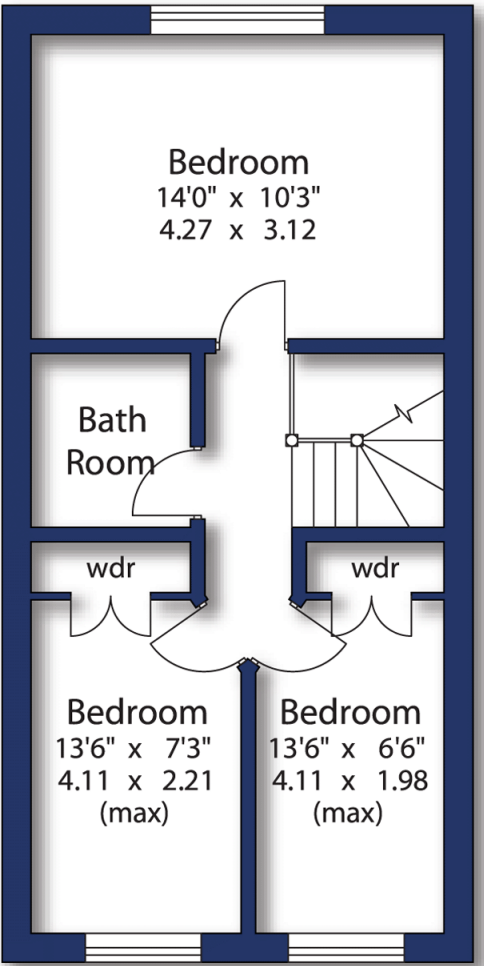
Floorplans



Ground Floor



First Floor



Second Floor

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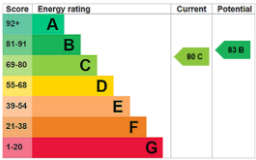
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Contact us



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Directions

From our office in Skipton proceed out on the Keighley Road heading towards Keighley. At the third roundabout marked Kildwick/Cross Hill/Colne take the last exit marked B6172 into Cross Hills and continue up Station Road. At the junction turn right and proceed along Main Street. Approaching Glusburn from Cross Hills, proceed towards Cowling and Colne, continuing past the primary school and after approximately half a mile, take the right hand turning into The Old Corn Mill development then the property is easily identified at the end of the cul-de-sac. What3Words public.unlocking.stretcher

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- Off street parking is available to the front leading to the garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: ILK260054/BCH/310326/1