



32 Jackson Row, Glusburn, North Yorkshire, BD20 8FL

An executive stone built, four bedroomed property sat on the boundaries of the Malsis estate with open views, good sized family accommodation, garage and garden to the rear. This property also benefits from a quiet location and an extra piece of garden land at the front.

32 Sheep Street, Skipton, North Yorkshire,
BD23 1HX

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32 Jackson Row, Glusburn, North Yorkshire, BD20 8FL

Harrogate 30 miles, Skipton 6 miles, Leeds 24 miles (all distances approximate)

Guide Price: £545,000

- Four bedroom detached family home
- Open plan living/dining/kitchen area
- Spacious accommodation over two floors
- Fully enclosed private garden
- Garage and off street parking
- Additional front garden
- Quiet cul de sac location
- Envious location on this well sought after



Enter through a composite and glass door into a hallway with Karndean flooring and an understairs storage cupboard. Off the hall is a two piece suite comprising of, a concealed cistern w.c., wash hand basin, radiator and upvc window to the front.

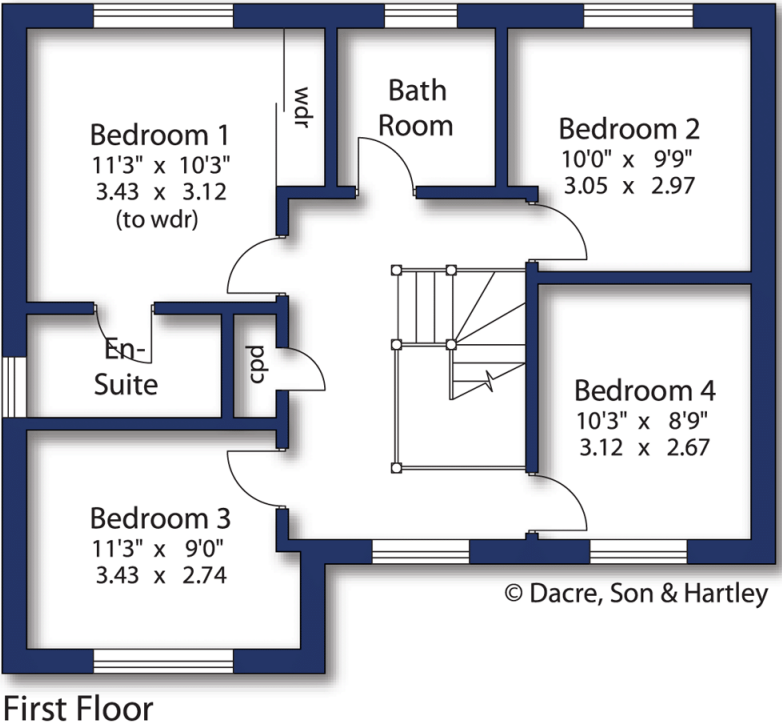
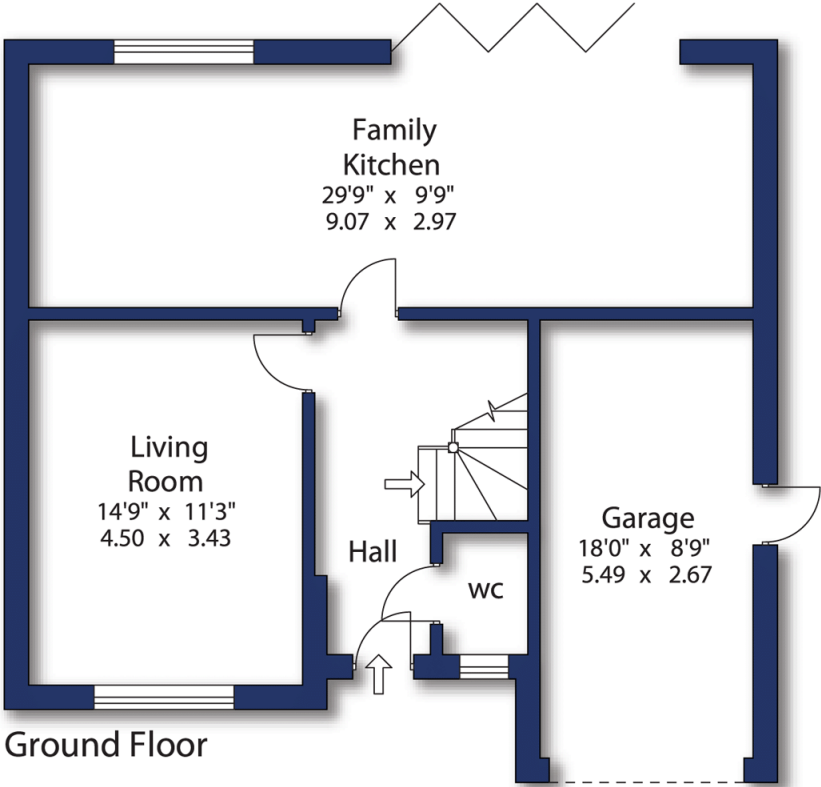
From the hall, into the living room with a modern feature wall mounted fire, radiator and a window to the front. Into the fabulous open plan kitchen diner/family room offering a selection of wall, drawer and base units with Quartz worktop surfaces over and upstands, integrated fridge/freezer, oven, combi oven, microwave, dishwasher, washing machine, wine fridge and tiled flooring. A peninsula unit provides a five ring hob with extractor hood above and pan drawers below. The dining/living area has a double radiator and bi-fold doors provide views and lead out to the rear garden.

To the first floor galleried landing with a upvc window to the front, a cupboard and loft access. The master bedroom has fitted sliding mirrored wardrobes and a upvc window overlooking the

garden to the rear. The en-suite includes a concealed cistern w.c., wash hand basin, oversized shower cubicle with rain hood, part tiled walls, chrome heated towel rail, Karndean flooring and a upvc window to the side. Bedroom two and three have a radiator and upvc windows to the front. The fourth bedroom is to the rear with radiator and upvc window. The house bathroom comprises of, a wash hand basin, concealed cistern w.c., bath with shower over, part tiled walls, chrome heated towel rail, Karndean flooring and a upvc window to the rear.

Externally, to the front is a beautiful blocked paved driveway providing parking for two cars, a feature tiled seating area and pathway along with decorative hedge and lawn. The driveway leads to the garage with an up and over manual door, power, light and personal door to the side. There is further land to the front with lawn and decked area overlooking the beck with gated access and fencing surrounding. The private garden to the rear is laid to lawn along with a paved patio area and fencing to the boundary.

Floorplans



 Mortgage Advice Bureau
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 Dacres Surveys
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Directions

Proceeding through Cross Hills to Glusburn. The Dog and Gun pub will be seen on the left-hand side, take the right hand turning opposite this into the development. Then take the first right onto Jackson Row, continue along, follow the road round to the end where the property is located in a quiet cul de sac on the right identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words engaging.initiates.conspire

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- Parking and a garage are on site

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](#)

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.

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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.

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