



Plot 8, Brow Top, Cononley Road, Glusburn, BD20 8FY

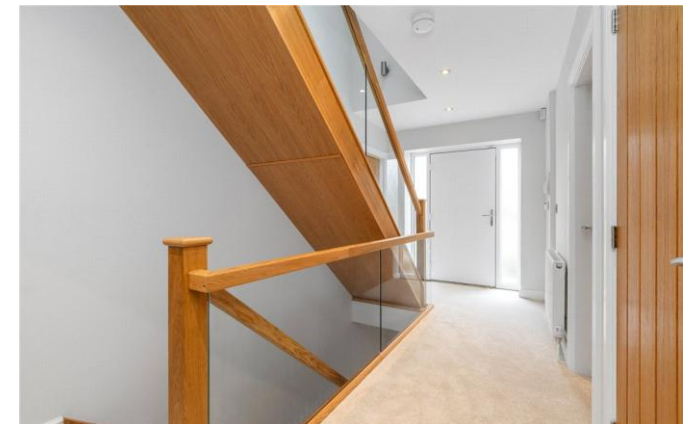
A stunning detached home offering family accommodation that flows beautifully over three floors. With 5/6 bedrooms, two bathrooms, shower room, lounge and a wonderful kitchen/living/dining room. The garage is to the front and a rear garden gives amazing views over the valley.

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Plot 8, Brow Top, Cononley Road, Glusburn, North Yorkshire, BD20 8FY

Harrogate 29 miles, Skipton 5 miles, Leeds 23 miles (all distances approximate)

Guide Price: £649,950

- A stunning five/six bedroom detached newbuild
- Finished to the highest standards throughout
- Ten year NHBC warranty
- Generous living space
- Garage and three parking spaces
- Enclosed rear garden with stunning views across the Aire Valley towards Skipton
- Village fringe location (Cononley/Crosshills/Glusburn)
- Well placed for daily commuting to local towns and Leeds/Bradford from Cononley Station
- Prime location for North Yorkshire primary and secondary schools



The ground floor level comprises a welcoming hallway leading to the master bedroom with ensuite, two further bedrooms, a study/bedroom and a family bathroom. All sanitaryware is premium brand Duravit and the tiles provided by luxury global brand Porcelanosa.

The hallway leads downstairs to the lower ground floor which features a superb dining kitchen by quality German manufacturer Hacker. Bi-fold doors leading out onto the patio and garden area with stunning views across the valley.

The remainder of this floor comprises a living room, W.C. and utility room.

The second floor benefits from a fifth bedroom, games room/ 6th bedroom and a shower room.

Externally, the front of the property benefits from a private driveway with parking for up to 3 vehicles and access to a single garage. To the rear, the garden is laid to lawn and features an Indian stone flagged patio area, which is conveniently accessed from the kitchen via bifold doors. This creates a seamless transition between the kitchen/living/dining space and the patio and garden, giving the feel of the home extending into the garden, ideal for relaxing and entertaining, whilst enjoying the stunning views across the valley.

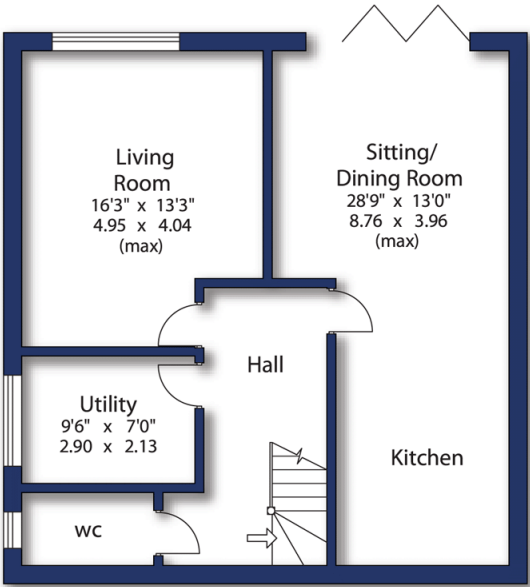
Warranty - All homes will have a 10 year NHBC build warranty. Solicitors to confirm full details before purchase.

Consumer Code for Home Builders - This development is operating to this code. www.consumercode.co.uk

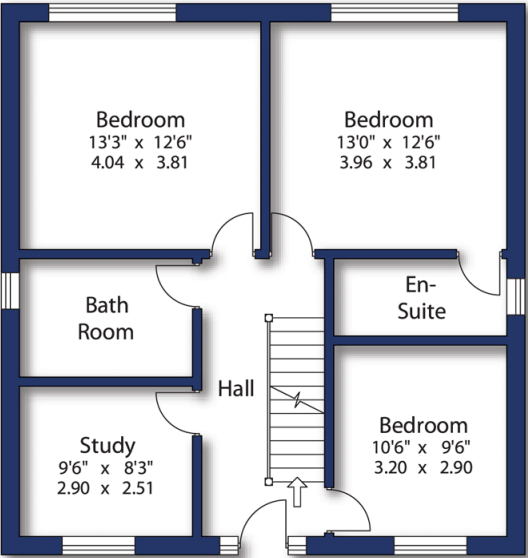
Plans - Site and floor layout plans are illustrations for guidance only and may be subject to change as the build program progresses. The site plan shows plot numbers rather than postal numbers and is for plot identification only. All boundaries and any rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Landscaping is subject to confirmation. The plans are not to scale and any measurements given are estimated for use as a guide only, and are subject to change and confirmation once they are build complete. Plots and garage attachment is as per the site layout plan. Plots are handed so may be different to the images and floor plans shown.

The Snell Family have been undertaking housing developments for over 40 years and have earned a reputation for the high quality of their homes. They oversee every detail from design to the finished product. They pride themselves on the homes they develop and believe their superior finish and specification makes them stand out from their competitors. They have undertaken numerous developments around the area. Their developments are traditional in style to harmonise with the surroundings whilst providing spacious interiors, offering contemporary design and specification. Director Andrew Snell has won a National House Building Council (NHBC) Pride in the Job Quality Award for this 22-home housing development at Brow Top in Glusburn, North Yorkshire. This award has been held for 6 out of the last 9 years.

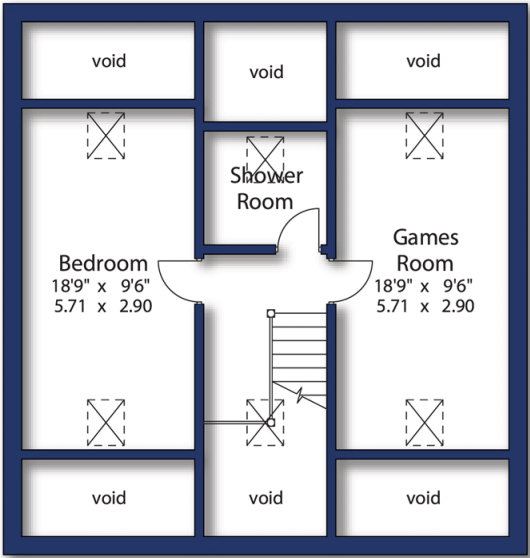
Floorplans



Lower Ground Floor



Ground Floor



First Floor

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Advice Bureau

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Contact us



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Directions

From the Crosshills Main Street (B6068) proceed in the direction of Colne. At the mini-roundabout by the Police Station, turn right onto Wheatlands Lane, follow the road to the left as it turns into Park Road. Pass Glusburn park on your right and take the next right onto Cononley Road where the site is immediately on your right.

What3Words bookings.leader.hours

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an air source heat pump.
- Garage and parking for three cars are on site
- There is a drainage easement across the property

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://www.gov.uk/government/checks/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: SKI260246MIK/09.09.26/2