



4 Victoria Road, Cross Hills, BD20 8SY

Asking Price £319,950

- THREE BEDROOM DETACHED PROPERTY
- SITTING ROOM
- LARGE GARDEN
- BEAUTIFUL VIEWS
- STUNNING DINING KITCHEN
- CONSERVATORY
- DETACHED GARAGE AND PARKING
- CLOSE TO ALL AMENITIES



## 4 Victoria Road, Cross Hills BD20 8SY

Wilman and lodge are delighted to place onto the open market this superb three bedroom stone built detached house standing in generous gardens. This family home has been in the same family since built some 46 years ago and provided a super family home with well-planned accommodation throughout.



Council Tax Band: D



## PROPERTY DETAILS

Internal inspection is certainly a must to appreciate all that's on offer with spacious entrance hall, sitting room, living/dining kitchen which leads into a stunning conservatory, there is also a useful cloakroom on this floor. To the first floor are three good size bedrooms, two with fabulous views and stylish four piece bathroom. Outside: this extensive plot has a shared driveway with private enclosed lawned garden with generous patio area, carport with low maintenance garden to the rear with detached single garage and adjoining workshop.

Cross Hills offers numerous facilities which include high quality schooling, a supermarket and independent shops and restaurants. Cross Hills sits between the towns of Keighley and Skipton which provide a wider range of amenities and is also close to the train stations at Steeton and Cononley, which provide a regular service to Leeds and Bradford.

For those looking for a family home in an extensive plot with possible building potential, then take a look at this.

Briefly the central heated and double glazed accommodation comprises;

Panelled door with glazed section into;

### SPACIOUS ENTRANCE HALL

With open staircase leading to the first floor, feature circular window, useful under stairs cupboard with provision for the automatic washing machine, large built in cloaks cupboard, Karndean flooring, ceiling light.

### CLOAKROOM

Containing a two piece white suite comprising; pedestal wash hand basin together with low suite W.C., Karndean flooring, ceiling light.

### LIVING/DINING KITCHEN

20'8 x 12'9

#### KITCHEN

With an excellent range of white Shaker style wall and base units with Carron Phoenix inset sink and drainer unit and chrome mixer tap, granite effect work surfaces over matching upstands and stylish tiling, built in separate double electric oven with five

ring gas hob with extractor fan over, integral microwave and dishwasher, separate breakfast island with cupboards, seating and matching work surface, Karndean flooring, ceiling light, views over the garden and hills beyond.

### LIVING/DINING ROOM

Karndean flooring, access into both the conservatory and sitting room, ceiling light.

### SITTING ROOM

12'11 x 9'5

with an attractive marble fire surround with recessed coal effect electric fire on a marble hearth, ceiling light.

### CONSERVATORY

13'2 x 12'0

with Karndean flooring, bi-folding doors leading to the garden, lovely views.

### FIRST FLOOR

#### LANDING

With rear elevation window, ceiling light.

#### BEDROOM ONE

12'3 x 10'2

with super views over the garden and hills beyond, ceiling light.

#### BEDROOM TWO

11'8 x 10'1

with stunning views, ceiling light

#### BEDROOM THREE

11'8 x 7'4

ceiling light.

### LUXURY FOUR PIECE BATHROOM

Containing a four piece white suite comprising; panelled bath, double shower cubicle with overhead rainfall shower plus hand held shower, pedestal wash hand basin together with low suite W.C., partial ceramic tiling to the walls, heated chrome towel rail, large airing cupboard, ceiling light.

### OUTSIDE

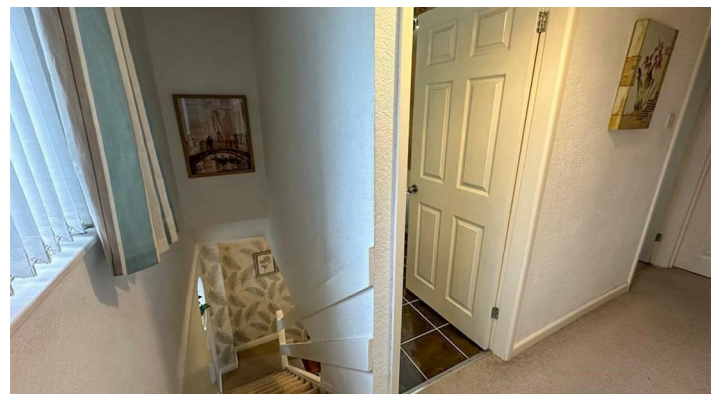
To the front of the property is a shared driveway with one other property, private enclosed large garden which is predominately laid to lawn with mature borders and generous paved patio. There is a carport



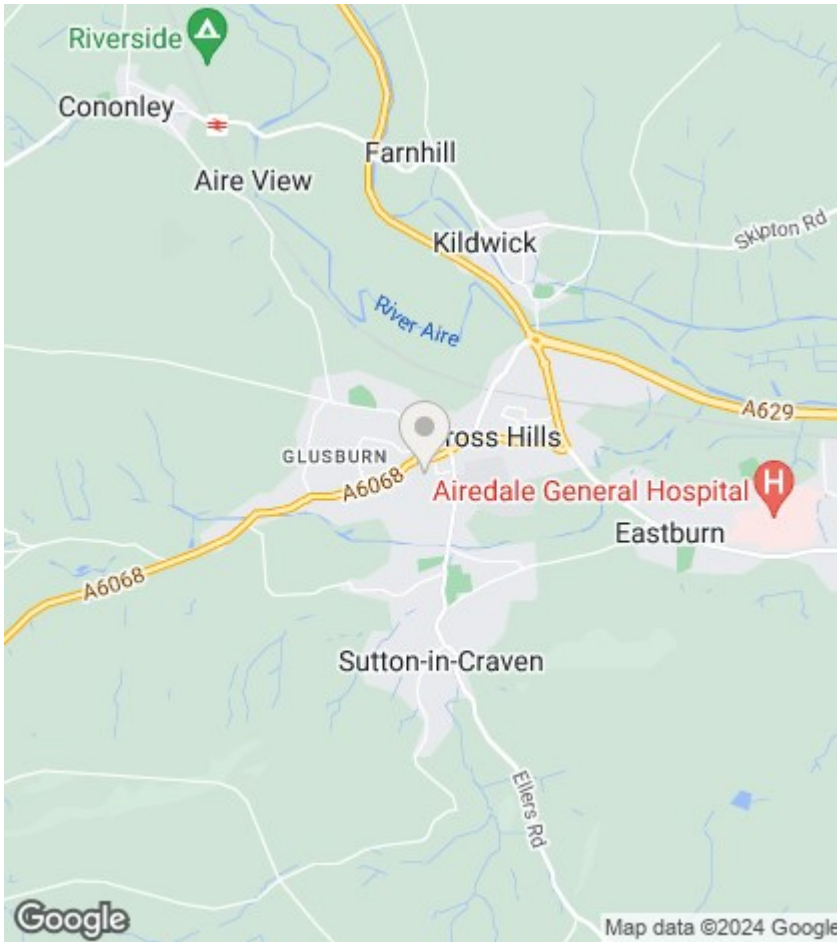
with access to further low maintenance garden with detached single garage and adjoining workshop providing power and light, double timber gates give access to the rear.











## Directions

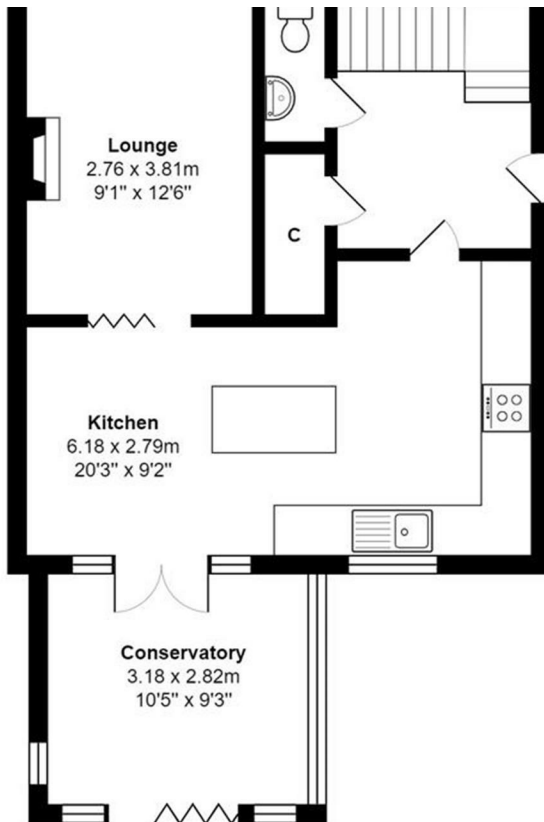
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

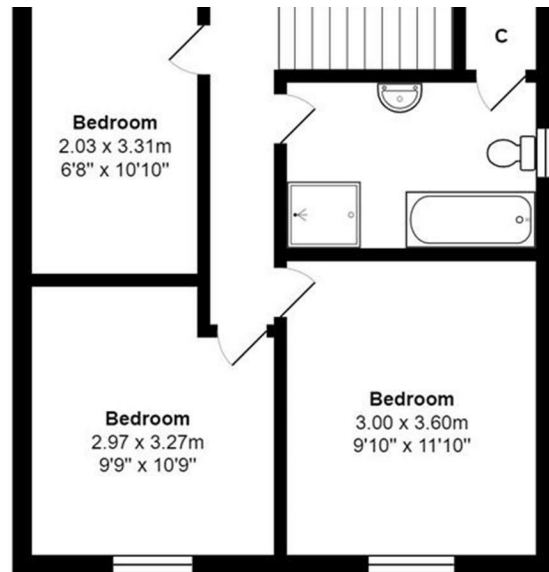
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>