



**Westland Close, Cross Hills, BD20 7TD**

**Asking Price £236,950**

- NO ONWARD CHAIN
- TWO BEDROOMS
- GARDENS TO THREE SIDES
- ON SITE PARKING
- DESIRABLE LOCATION
- EXCEPTIONAL TOWNHOUSE
- CONSERVATORY
- SINGLE GARAGE
- IDEAL FOR A VARIETY OF BUYERS
- EARLY VIEWING RECOMMENDED



# Westland Close, Cross Hills, BD20 7TD

This EXCEPTIONAL TWO BEDROOM TOWNHOUSE comes with NO ONWARD CHAIN featuring GARDENS ON THREE SIDES, CONSERVATORY and SINGLE GARAGE with ON-SITE PARKING. Early viewing essential to avoid disappointment.



Council Tax Band: C



## PROPERTY DETAILS

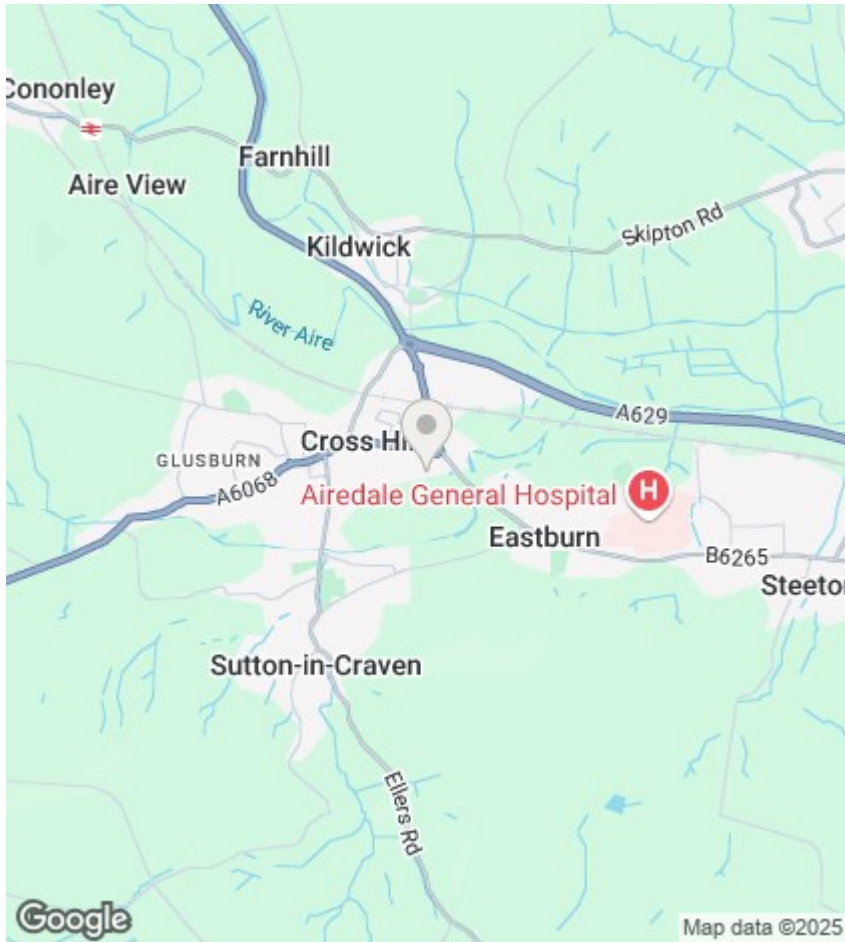
Nestled within a highly sought-after residential development, this exceptional two-bedroom townhouse is perfect for first-time buyers, professional couples, small families, or those seeking to downsize. The property offers everything you could want in a home, making early viewing essential to avoid disappointment.

As you approach the charming cul-de-sac, you are greeted by a collection of well-maintained, high-quality homes. Stepping through the entrance hall, you find yourself in the porch, which leads into the spacious sitting room. This inviting space features an attractive fireplace and an open staircase that ascends to the first floor. At the rear of the house, the well-equipped kitchen boasts lovely views of the garden and opens into a generous conservatory, ideal for relaxing or entertaining.

Upstairs, the landing leads to two good-sized bedrooms and a stylish bathroom. Outside, the property benefits from a single garage with on-site parking, an open-plan front garden, and a private enclosed garden to the side and rear.

Located on Westland Close within the desirable Clayton Hall Estate, this home is ideally situated for a range of residents. The area is level, offering easy walking access to Cross Hills town centre, where you'll find a delightful main street lined with independent shops, cosy coffee houses, trendy bars, and restaurants. Families will appreciate the excellent local schools for all ages, while the area also offers convenient access to doctors, dentists, and superb transport links for commuting.

For those looking for a superb home in a desirable location then take a look at this



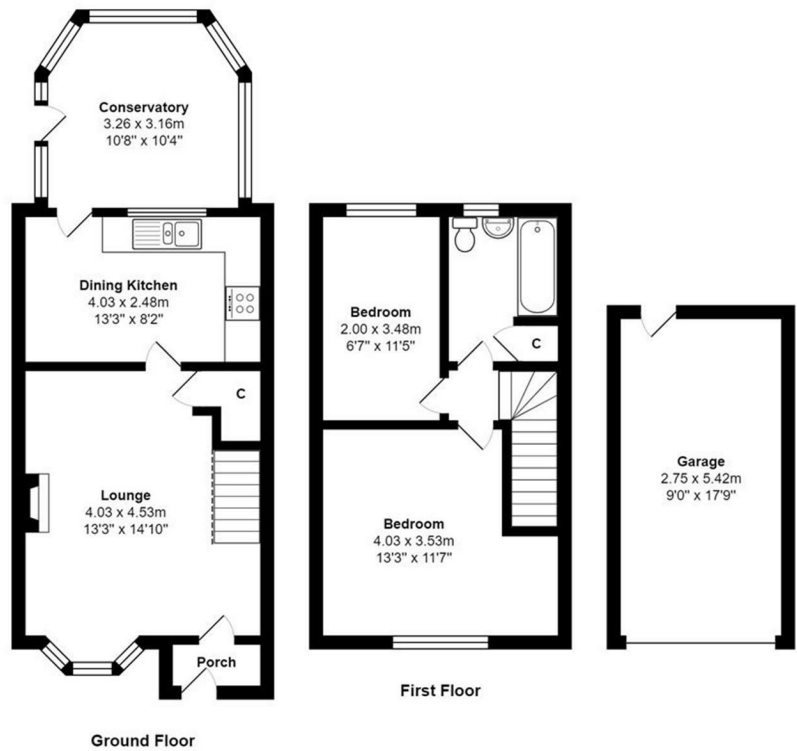
## Viewings

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

## EPC Rating:

C

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



Total Area: 84.8 m<sup>2</sup> ... 912 ft<sup>2</sup>  
All measurements are approximate and for display purposes only