



Aire Crescent, Cross Hills, BD20 7RW

Asking Price £257,500

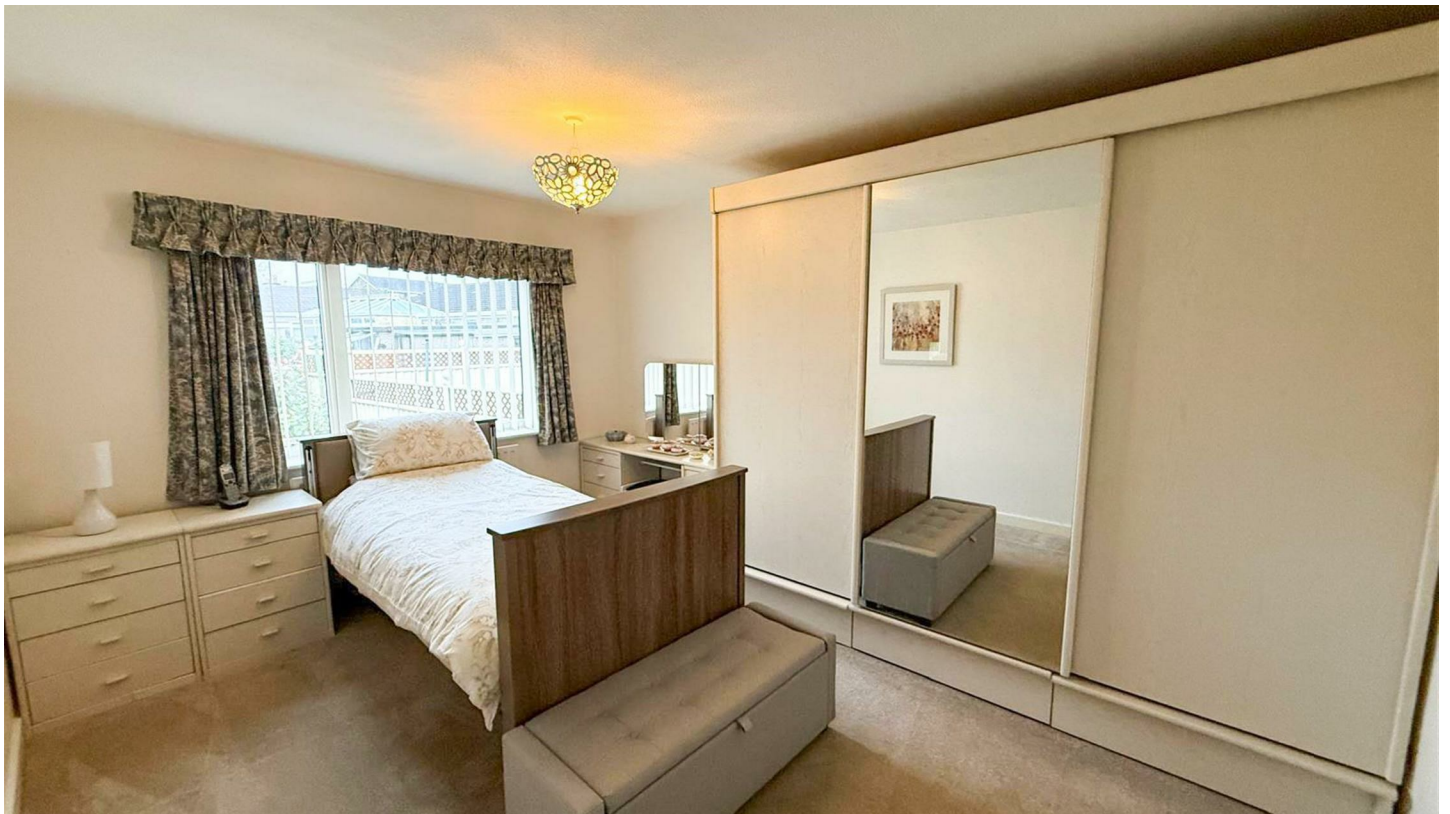
- NO UPPER CHAIN
- DETACHED SINGLE GARAGE WITH POWER & LIGHTING
- GARDENS TO FRONT & REAR
- MODERN SHOWER ROOM
- PRESENTED IN EXCELLENT CONDITION
- CHARMING TWO BEDROOM SEMI-DETACHED BUNGALOW
- PRIVATE DRIVEWAY
- WELL-APPOINTED DINING KITCHEN
- SPACIOUS SITTING ROOM WITH LARGE BAY WINDOW
- HIGHLY SOUGHT-AFTER LOCATION

Aire Crescent, Cross Hills BD20 7RW

Are you searching for a CHARMING BUNGALOW nestled in BEAUTIFULLY MAINTAINED GARDENS, conveniently SITUATED ON LEVEL GROUND and within easy walking distance of village amenities? If so, this could be the perfect home for you. This DELIGHTFUL TWO-BEDROOM SEMI-DETACHED BUNGALOW is presented in EXCELLENT CONDITION, offering a warm and inviting space that is READY FOR IMMEDIATE OCCUPANCY.



Council Tax Band: C



PROPERTY DETAILS

Are you searching for a charming bungalow nestled in beautifully maintained gardens, conveniently situated on level ground and within easy walking distance of village amenities? If so, this could be the perfect home for you.

This delightful two-bedroom semi-detached bungalow is presented in excellent condition, offering a warm and inviting space that is ready for immediate occupancy. Lovingly cared for by its previous owners for the past 30 years, the home exudes a welcoming atmosphere and a visit to Aire Crescent will quickly reveal why properties here are so sought after.

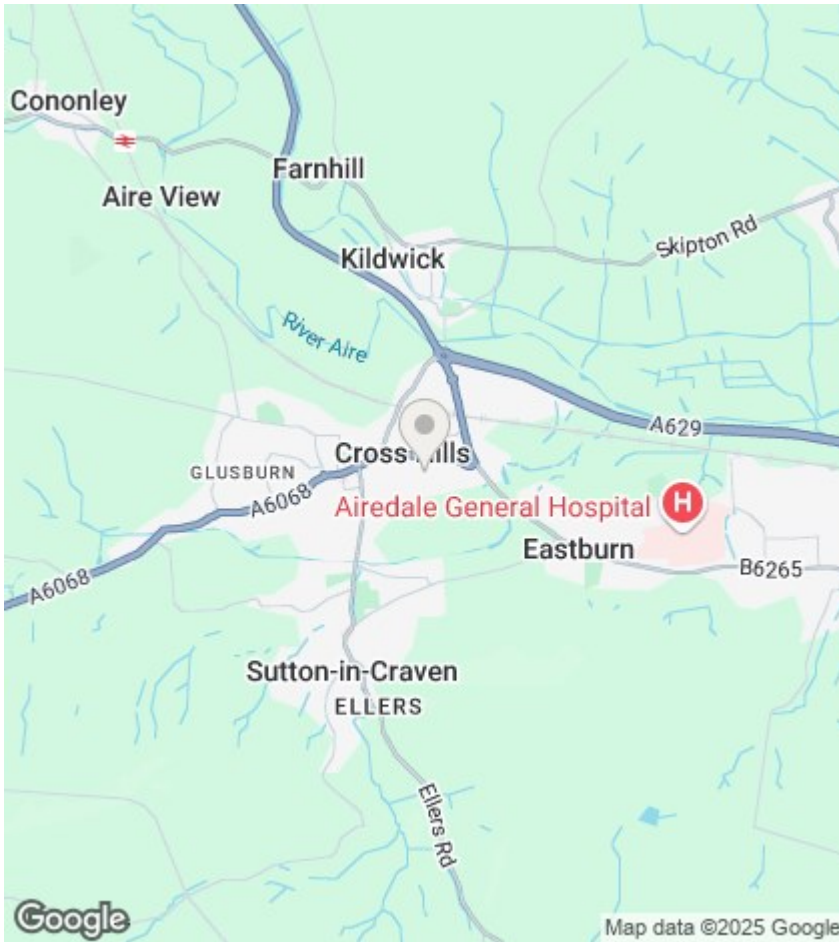
Step through the side entrance into a spacious L-shaped hallway, which provides access to the loft space. The sitting room, positioned at the front of the property, is bathed in natural light from a large bay window that overlooks the picturesque front garden. A striking fireplace, complete with a modern fire, serves as the focal point of the room, creating a cosy and elegant ambiance.

The dining kitchen is well-appointed with an excellent range of fitted units and offers direct access to the rear garden. The master bedroom enjoys peaceful garden views and benefits from built-in furniture, while the second bedroom, which can also serve as a dining room or home office, adds flexibility to the space. The modern shower room completes the interior, providing a stylish and practical addition.

Outside, the property boasts a private driveway leading to a detached single garage with an electric door, power and lighting. The front and rear gardens are a true highlight, meticulously maintained and offering a tranquil retreat, with the rear garden being south westerly facing resulting in sunshine throughout the afternoons and evenings.

Aire Crescent is a select development of bungalows that rarely become available on the open market, making this a fantastic opportunity. The village of Cross Hills offers a wonderful sense of community and a range of independent shops, charming cafes, bars and restaurants, as well as essential services such as a doctor's surgery, dentist, supermarket and pharmacy. Excellent bus links connect the area, while the nearest train station in the neighbouring village of Steeton, just two miles away, provides convenient transport options.

If you're looking for a special bungalow in a desirable, level location with easy access to amenities, this could be the home for you. Early viewing is highly recommended!



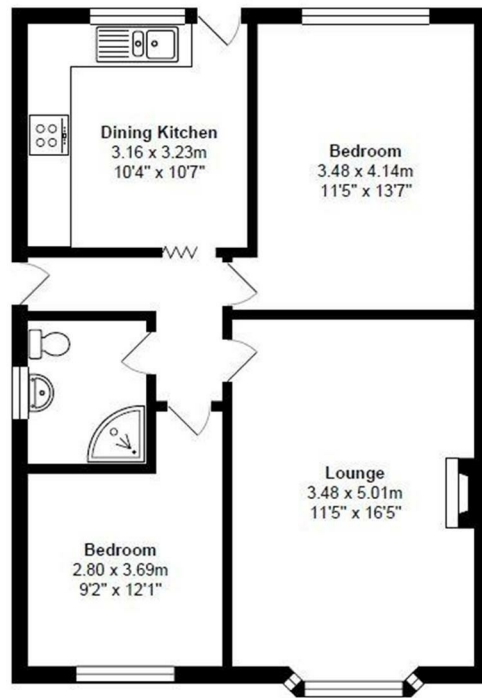
Viewings

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) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Total Area: 60.3 m² ... 649 ft²

All measurements are approximate and for display purposes only