



35A PARK ROAD, CROSS HILLS, KEIGHLEY, BD20 8BG

£445,000


CARLING JONES
 ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom Bungalow - Detached located in Cross Hills

Beautifully presented three bedroom detached bungalow in the prestigious 'Park Road' area within Crosshills. Having being modernised in recent years, this home features high spec fixtures and fittings with fantastic long distance views. Private driveway parking and single garage.

Pleasantly situated within the sought after village of Cross Hills, within comfortable walking distance of all local amenities including numerous shops, modern supermarket and schools including South Craven Secondary School. The nearby towns of Skipton and Keighley both offer larger shopping facilities and links by both road and rail to the major towns and cities of West and North Yorkshire.

With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

With engineered oak flooring and radiator. Access to a partly boarded loft via retractable ladder.

Dining Kitchen

18'9 x 10'11

Range of 'Adam Tebbs' shaker wall and base units with quartz worktop, matching upstand, tiled splashback and under counter stainless steel sink unit. Integrated appliances comprising; fridge freezer, dishwasher, Rangemaster cooker, stainless steel extractor hood and plumbing for washing machine. Wood flooring, spotlighting and radiator. French windows leading to the garden.

Sitting Room

18'9 x 14'1

Stovax log burner effect gas fire set on a stone hearth with oak beam and brick chamber. Two wall lights, radiator and sliding doors leading to the garden. Fantastic long distance views.

Bedroom One

12'10 x 9'9

Built-in wardrobe and radiator. Fantastic long distance views towards open countryside.

Bedroom Two

12'1 x 9'1

1/2 window shutter blinds. Radiator.

Bedroom Three

9'9 x 7'2

Long distance views towards open countryside. Radiator.

Bathroom

Contemporary four piece suite comprising; wc, hand basin, bath and shower cubicle with thermostatic shower over. 1/2 tongue and groove panelling, part tiles walls and wood flooring. 1/2 shutter blind, chrome heated towel rail and spotlighting.

Outside

Single Garage

21'4 x 8'8

With and over door, electric and Vaillant combination boiler.

Garden

The property has parking for 4+ cars to the front and access to the garden. The gardens have a private setting, are bordered full-length by drystone walling and adjoin an open field. In the rear garden is a low-maintenance area and a lawn that extended the length of the property and is bordered by well-established flowerbeds. This then leads to two further lawn areas with a plum tree and further mature flower beds. Under the raised balcony is a very useful, full height storage area measuring approximately 28 feet in length.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: E

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but



neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

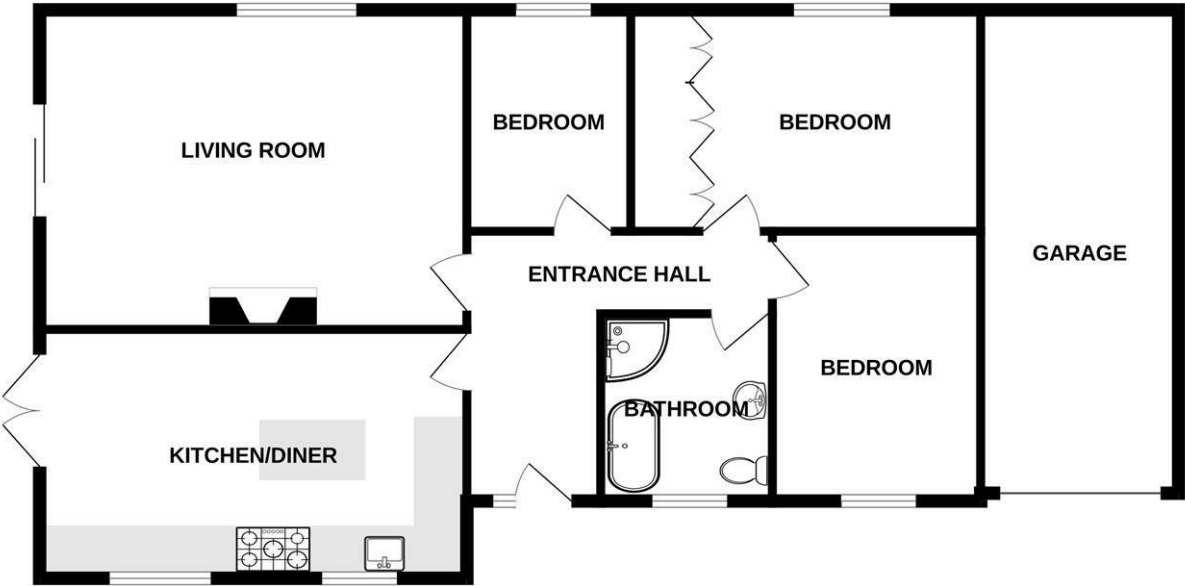
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



GROUND FLOOR

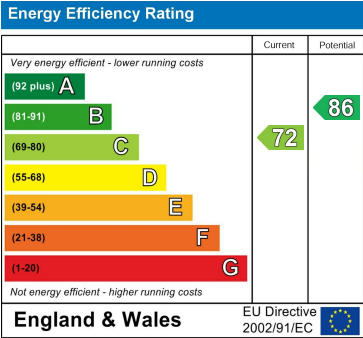


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

E

Energy Performance Graph



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