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ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PROPORTIONED 3 BEDROOMED SEMI-DETACHED FAMILY HOME WITH A GARAGE, DRIVEWAY PARKING AND LOVELY VIEWS SITUATED IN A CONVENIENT LOCATION JUST OUTSIDE THE VILLAGE CENTRE



**10 LYNNDAL AVENUE
CROSS HILLS**

Slightly wider than average and consequently having 3 well-proportioned Bedrooms, this semi-detached family home has been well maintained by the current owner with notable improvements being an extended Garden Room with a pitched roof, new heating system & boiler in 2018, re-roof in 2013 and an upgraded 4 piece Bathroom suite.

The property is located within comfortable walking distance of a good range of shops, schools and other local amenities within Cross Hills thriving village centre, with particular reference to the highly acclaimed South Craven High School which continues to impress in Ofsted reports.

PRICE: £260,000

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Having the benefit of a **detached Garage, private driveway parking and an easily managed garden with far reaching views across the valley**, the property in more detail comprises:

TO THE GROUND FLOOR

uPVC door to:

HALL: 16'5" x 6'0" with staircase to the first floor with useful store under.

SITTING ROOM: 17'0" x 12'1" with gas fire, display sills, 3 wall light points and sliding doors to:



DINING ROOM: 12'1" x 11'4" with sliding glazed uPVC doors to:

EXTENDED GARDEN ROOM: 9'8" x 9'3" with solid pitched roof (2019), tiled floor, glazed uPVC door to the garden and lovely views towards Farnhill Moor.



KITCHEN: 11'5" x 7'8" with range of wall and base units, worktops, stainless steel sink & drainer, Bosch oven & 4 ring gas hob, extractor hood, space for tall fridge freezer, washer plumbing, part tiled walls, Vinyl flooring, understairs cupboard with fitted shelves and part glazed side composite door to the driveway.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE FIRST FLOOR

LANDING: 7'9" x 7'3" with ladder access to part boarded loft and gable window with views towards Farnhill Moor.

BEDROOM 1: 14'1" x 10'6" (into range of fitted wardrobes with sliding doors) with views towards Ravenstone Woods.



BEDROOM 2: 12'0" x 10'5" with lovely elevated views towards Farnhill and up the valley

BEDROOM 3: 9'10" x 7'9" with fitted wardrobes and views towards Ravenstone Woods.

LARGE BATHROOM: 8'4" x 7'7" with upgraded 4 piece suite comprising panelled bath, shower enclosure with thermostatic unit, low suite w.c, wash basin with drawers under, chrome ladder radiator, Vinyl flooring, tiled walls and windows on 2 sides with frosted glass.



TO THE OUTSIDE

There is a lawned foregarden with flower borders and a long side driveway providing parking and giving access to a **DETACHED GARAGE:** 20'0" x 8'10" with upgraded roof, up-and-over door and side window.

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The rear garden is over split levels being majority flagged with flower borders. A store under the stairs (accessed from outside) houses the Worcester combination boiler.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band C.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 7DB

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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