



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A TRADITIONAL 2/3 BEDROOMED SEMI-DETACHED HOUSE WITH A GARAGE & DRIVEWAY PARKING OCCUPYING A GENEROUS CORNER PLOT WITH A BEAUTIFUL LAWNED GARDEN SITUATED IN A QUIET LOCATION CLOSE TO THE VILLAGE CENTRE**



## **32 AIREDALE VIEW CROSS HILLS**

**Occupying a generous corner plot on a very popular development close to Cross Hills village centre, this well proportioned semi-detached property ideally requires cosmetic modernisation and offers considerable potential to be extended, providing an exciting opportunity for purchasers to re-design the house to their own taste & specification.**

The versatile accommodation includes a **Dining Room (which could also be used as a third ground floor Bedroom)**, a spacious Sitting Room, a Dining Kitchen and a ground floor Shower Room, complemented by **2 good sized first floor Bedrooms with further space under the eaves to install a second Bathroom.**

## **PRICE: £265,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Also having **impressive gardens to the rear, good driveway parking with a car port and a large detached garage**, the property is offered with **no forward chain** and in detail comprises:

### **TO THE GROUND FLOOR**

Side multi-paned door to:

**PORCH:** with multi-paned inner door to:

**HALLWAY:** 15'8" with useful store cupboard and staircase to the first floor.

**SITTING ROOM:** 16'0" x 11'0" with gas fire and picture window to the front.



**DINING KITCHEN:** 12'3" x 9'0" with range of wall and base units, worktops, acrylic sink unit & drainer, oven/grill & 4 ring gas hob with concealed extractor hood over, washer plumbing, laminate flooring and picture window to the front.



**DINING ROOM / BEDROOM 3:** 11'11" x 11'0" with glazed doors to:

**GARDEN ROOM:** 15'8" x 10'10" with windows on 3 sides and door to the rear garden.

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





**SHOWER ROOM:** 6'3" x 5'6" comprising tiled enclosure in mermaid boarded walls, low suite w.c, wash hand basin, part tiled walls and window with frosted glass.



### **TO THE FIRST FLOOR**

**LANDING:** with store cupboards also housing the hot water cylinder.

**BEDROOM 1:** 15'1" x 11'0" with fitted wardrobes and open views.

**BEDROOM 2:** 11'9" x 9'1" with fitted wardrobes and similar views.



### **TO THE OUTSIDE**

There is lawn to the front with flower borders and a generous block paved drive & car port giving access to a large **DETACHED GARAGE:** 25'5" x 12'2" with doors to the front, power & light, sink, side door and windows on 2 sides. There is also an eternal store off the drive housing the combination boiler.

The rear garden includes a generous lawn, established borders, veg plots and a greenhouse.

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



**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.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Category C

**POST CODE: BD20 7DJ**

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

**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.

**PRICE: £265,000**

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

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