



Airedale View, Cross Hills, BD20 7DJ

Asking Price £249,950

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- PRIVATE DRIVEWAY
- WELL EQUIPPED MODERN KITCHEN
- RECENTLY INSTALLED BOILER & ROOF
- SEMI DETACHED BUNGALOW
- LOW MAINTANENCE GARDEN
- DETACHED SINGLE GARAGE
- RECESSED COAL-EFFECT LIVING FLAME GAS FIRE
- CLOSE TO LOCAL AMENITIES

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A fantastic opportunity to acquire this beautifully presented two double bedroom semi-detached bungalow, occupying a generous plot within the highly sought-after White Bear Estate. Lovingly maintained and thoughtfully upgraded over the years this attractive home offers modern, well-proportioned accommodation ideal for a range of buyers seeking comfortable single level living in a desirable village location.



Council Tax Band: C



PROPERTY DETAILS

A fantastic opportunity to acquire this beautifully presented two double bedroom semi-detached bungalow, occupying a generous plot within the highly sought-after White Bear Estate. Lovingly maintained and thoughtfully upgraded over the years this attractive home offers modern, well-proportioned accommodation ideal for a range of buyers seeking comfortable single level living in a desirable village location benefiting from significant recent improvements, including a new roof installed 18 months ago and a new boiler fitted 6 months ago.

To the front of the property is a low-maintenance garden alongside a private driveway providing ample off-road parking leading to a detached single garage. The rear garden is more mature in style, creating a peaceful and private outdoor space perfect for relaxing or entertaining.

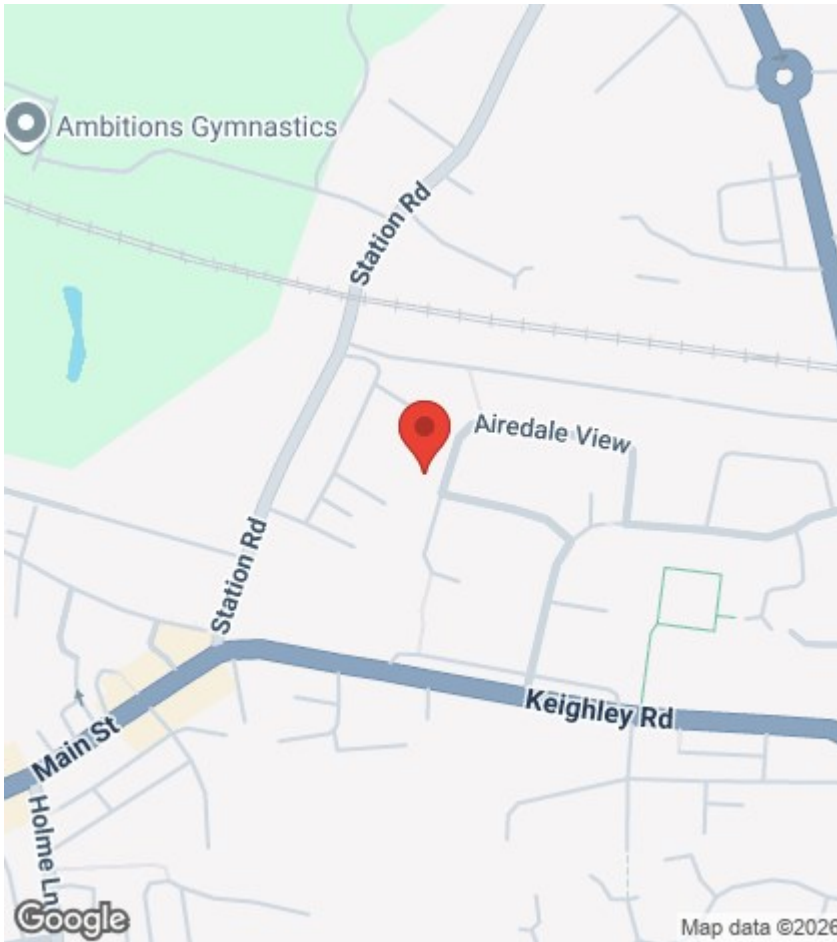
Entering through the side entrance, you are welcomed into a practical vestibule complete with a useful cloak's cupboard. The central hallway provides access to the loft space and leads into the bright and spacious sitting room positioned at the front of the home. A large picture window allows natural light to flood the room while offering pleasant open views complemented by a modern fireplace with recessed coal-effect living flame gas fire, creating a warm and inviting atmosphere.

The kitchen is also located at the front of the property and is well-equipped with modern fittings and another large picture window, enhancing the bright and airy feel throughout. The kitchen also offers a fold away breakfast bar and chairs to allow a great space for dining.

The principal bedroom overlooks the attractive rear garden and benefits from stylish fitted furniture, while the second double bedroom — equally suited as a dining room or additional reception space — features patio doors opening directly onto the garden seamlessly connecting indoor and outdoor living. Completing the accommodation is a modern shower room finished to a high standard.

Airedale View forms part of a popular and well-established residential development situated just outside the centre of Cross Hills, offering a selection of quality homes in a particularly desirable setting. Cross Hills itself is a thriving village with an excellent range of local amenities including doctors and dental surgeries, independent shops, cafés, and convenient public transport links, with nearby rail connections adding to the area's appeal.

A visit to this charming village and superb home will quickly show why properties in this location are so highly regarded.



Viewings

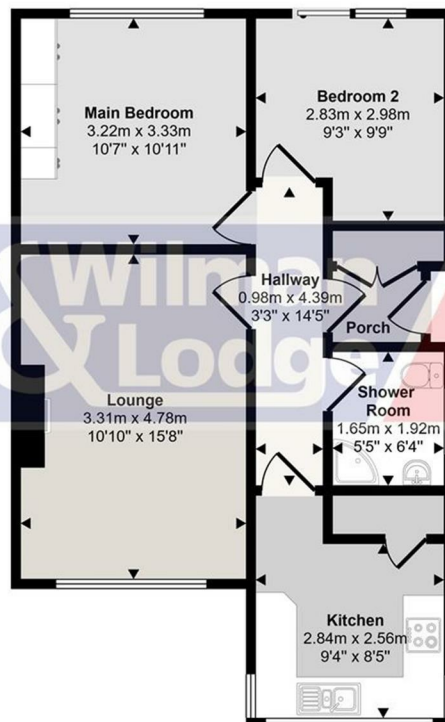
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(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	

Approx Gross Internal Area
57 sq m / 612 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.