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ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION THROUGHOUT –
AN EXTENDED 3/4 BEDROOMED SEMI-DETACHED FAMILY
HOME WITH GENEROUS GARDENS, A DOUBLE GARAGE &
DRIVEWAY PARKING CLOSE TO THE VILLAGE CENTRE**



12 LYNNDALE AVENUE CROSS HILLS

Offering something a little different to other houses on the Avenue, this semi-detached property occupies a larger than average plot with the advantage of a single storey extension and a double width driveway & Garage, now requiring modernisation but providing an opportunity for prospective purchasers to make changes to their own taste & specification.

The accommodation covers circa 1200 sq ft, briefly including: a Hallway, 2 Reception Rooms, Kitchen with granite worktops, an extended versatile ground floor 4th Bedroom or Snug and an adjoining Shower Room/Utility, complemented by 3 first floor bedrooms and a House Bathroom & separate w.c.

PRICE: £279,950 - NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



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

Full of potential, the property is offered with no forward chain and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALLWAY: with staircase to the first floor with 2 useful store cupboards under.

SITTING ROOM: 17'0" x 12'1" with coal effect gas fire, 4 wall light points, leaded uPVC window with views towards Ravenstone Woods and glazed doors to:



DINING ROOM: 12'2" x 10'5" with views across the valley.

KITCHEN: 12'2" x 7'8" with similar views, range of wall and base units with granite worktops over incorporating 1½ bowl sink unit, space for freestanding electric cooker, dishwasher plumbing, space for tall fridge freezer, small pantry cupboard, similar views to the dining room and half glazed side uPVC external door.



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



BEDROOM 4 / SNUG: 11'8" x 9'11" with coal effect gas fire, windows on 2 sides and 4 wall light points.

SHOWER ROOM / UTILITY: 10'1" x 5'2" with low suite w.c, wash hand basin, thermostatic shower, washer & dryer plumbing and hot water boiler.



TO THE FIRST FLOOR

LANDING: with gable end window, views down the valley and access to part boarded roof void via drop down ladder.

BEDROOM 1: 13'11" x 10'6" with views towards Ravenstone Woods.



BEDROOM 2: 12'1" x 8'7" (plus a range of fitted wardrobes) with lovely long distance views towards Kildwick & Farnhill.

BEDROOM 3: 10'4" x 7'7" with small fitted wardrobe and views towards Ravenstone Woods.

BATHROOM: 7'7" x 5'7" comprising panelled bath, pedestal wash hand basin, frosted uPVC window and part tiled walls.

SEPARATE W.C: with low suite w.c and frosted uPVC window.

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TO THE OUTSIDE

There are easily maintained wrap around gardens on 3 sides including a rockery, flagged patios & pathways, established planting and a mature laurel hedge. A double width driveway provides parking and gives access to a **DETACHED DOUBLE GARAGE: 18'6" x 13'0"** (approx.) with electric door.



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.

POST CODE: BD20 7DB

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.

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

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