



**A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED FAMILY HOME WITH A GENEROUS GARDEN, CONSERVATORY EXTENSION AND FAR REACHING VIEWS
PLEASANTLY TUCKED AWAY BUT ALSO CLOSE TO CROSS HILLS VILLAGE CENTRE**



7 BANK ROAD CROSS HILLS

Superbly modernised to a very high standard with high quality fixtures & fittings throughout, this good sized family home occupies an elevated position and subsequently enjoys far reaching views across the Aire valley.

Conveniently located within short walking distance of the village centre, the property offers more than at first meets the eye, providing a light & airy open plan living/dining kitchen, 3 Double Bedrooms and further standout features including a welcoming extended Porch, generous conservatory and impressive garden terrace.

RENT: £1350 per month

Tel: 01535 637333

www.wilman-wilman.co.uk



TO THE GROUND FLOOR

PORCH: 7'0" x 5'5" with oak effect flooring, coat hooks and Velux window.

DINING ROOM: 20'8" x 7'9" with matching flooring, beamed ceiling, open staircase with useful store under and open plan design to:

BREAKFAST KITCHEN: 14'0" x 11'9" with range of wall and base units with high quality worktops over, space for range oven in red brick chimney breast, sink unit & drainer, integrated fridge freezer, washer & dishwasher and superb island with breakfast bar.



SITTING ROOM: 13'0" x 12'0" with matching flooring, feature fireplace, part red brick wall and window seat with storage under and lovely views across the valley.



CONSERVATORY / GAMES ROOM: 24'1" x 15'6" (max) with laminate flooring and windows/doors on 3 sides.

TO THE FIRST FLOOR

LANDING: the store over stairs is not to be used due to safety concerns and the attic is un-boarded and also not to be used.

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 1: 13'4" x 11'4" with shallow fitted cupboards.



BEDROOM 2: 14'4" x 10'7" with shallow fitted cupboard and lovely elevated views across the valley.

BEDROOM 3: 12'0" x 8'0".



SHOWER ROOM: 10'3" x 4'7" comprising large walk-in shower enclosure, low suite w.c, wash hand basin with cupboards under, chrome heated towel rail, tiled walls, mirror fronted cabinet and 2 windows with frosted glass.

TO THE OUTSIDE

There is parking for 2 cars (only) immediately to the front. There is pedestrian access from Station Road side and vehicular access via Park Road.

The rear garden is a standout feature, briefly including a raised flagged patio with a very useful secure store under, further flagging at a lower level and a generous lawn, the whole being enclosed by established hedgerows and enjoying lovely rural views onto fields & across the valley.

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SERVICES: Mains water, drainage, gas and electricity are connected to the property.

POST CODE: BD20 8AA

VIEWING: Please contact the Letting 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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