



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL MAINTAINED 2 BEDROOMED SEMI-DETACHED BUNGALOW WITH A CONSERVATORY EXTENSION BACKING ONTO A BOWLING GREEN ON THE SOUTH SIDE WITHIN A SHORT WALK OF THE VILLAGE CENTRE



11 WINSTON AVENUE CROSS HILLS

Situated in an extremely popular location where properties are rarely available for long, this well-maintained bungalow stands in an enviable position with an easily managed south facing garden backing onto the bowling green, also including a generous driveway, a single Garage and a Conservatory extension.

Cross Hills village centre is within comfortable walking distance, providing a good range of amenities including a supermarket, pharmacy, Health Centre and a variety of eateries & independent retailers.

PRICE: £247,500

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Requiring minimal further attention and offered with **no forward chain**, the accommodation in detail comprises:

Half glazed stable style side uPVC door to:

DINING KITCHEN: 11'5" x 10'0" with range of wall and base units with worktops over, oven & grill, 4 ring gas hob with concealed extractor hood over, washer plumbing, space for fridge freezer, composite sink unit & drainer, ceiling downlights, Worcester combination boiler, vinyl effect flooring and views towards Kildwick Moor.



SITTING ROOM: 11'0" x 16'3" (into square bay window) with coal effect gas fire with marble hearth, 2 wall light points and views towards Kildwick Moor.

INNER HALL: with vinyl flooring and useful store cupboard with fitted shelves.

BEDROOM 1: 11'8" x 10'11" with good range of fitted wardrobes, matching dressing table & drawers and access to roof void.



BEDROOM 2: 10'1" x 7'4" with glazed uPVC door to:

CONSERVATORY: 9'6" x 8'3" with glazed uPVC 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: 7'2" x 6'6" with shower enclosure, low suite w.c, pedestal wash hand basin, part tiled walls, vinyl flooring, ceiling downlights and window with frosted glass.

TO THE OUTSIDE

There is a pebbled foregarden with flower borders and a driveway providing parking and giving access to:

GARAGE: 16'9" x 8'6" constructed in brick with power & light, side window and up-and-over door.

The rear garden is predominantly flagged for ease of maintenance with an established border and drystone wall backing onto the bowling green. The whole enjoys a lovely open aspect on the south side.



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.

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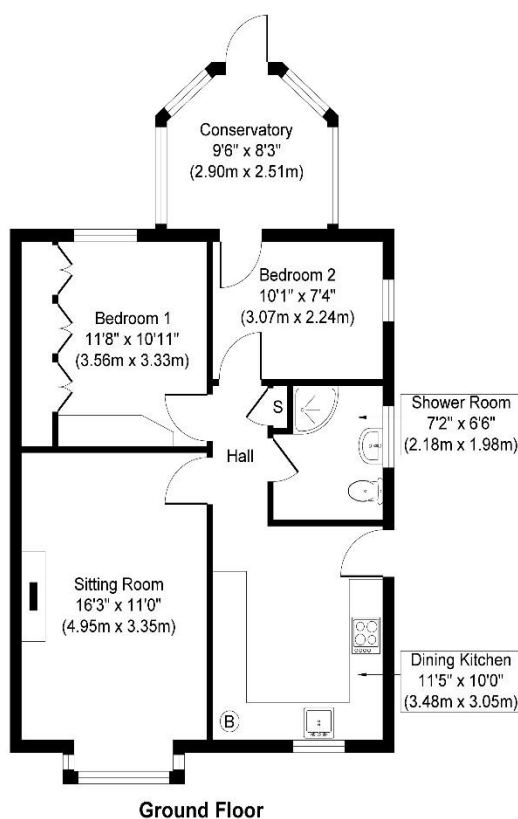
POST CODE: BD20 7DL

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: £247,500

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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