

Westland Close, Cross Hills, BD20 7TD

Asking Price £239,950

- CHARMING SEMI DETACHED HOME
- GARAGE & PRIVATE DRIVEWAY
- CONSERVATORY
- VIEWS OF THE COUNTRYSIDE
- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOMS
- PAVED GARDEN TO REAR
- PEACEFUL CUL-DE-SAC SETTING
- CLOSE TO LOCAL AMENITIES
- POTENTIAL TO EXTEND AND MAKE THIRD BEDROOM

Westland Close, Cross Hills, BD20 7TD

Tucked away in a peaceful cul-de-sac, this charming two-bedroom semi-detached home offers far more than first meets the eye. Combining space, comfort and a setting that embraces the beauty of the surrounding countryside, this is a home that invites you to fall in love from the moment you arrive.



Council Tax Band: C



PROPERTY DETAILS

Tucked away in a peaceful cul-de-sac, this charming two-bedroom semi-detached home offers far more than first meets the eye.

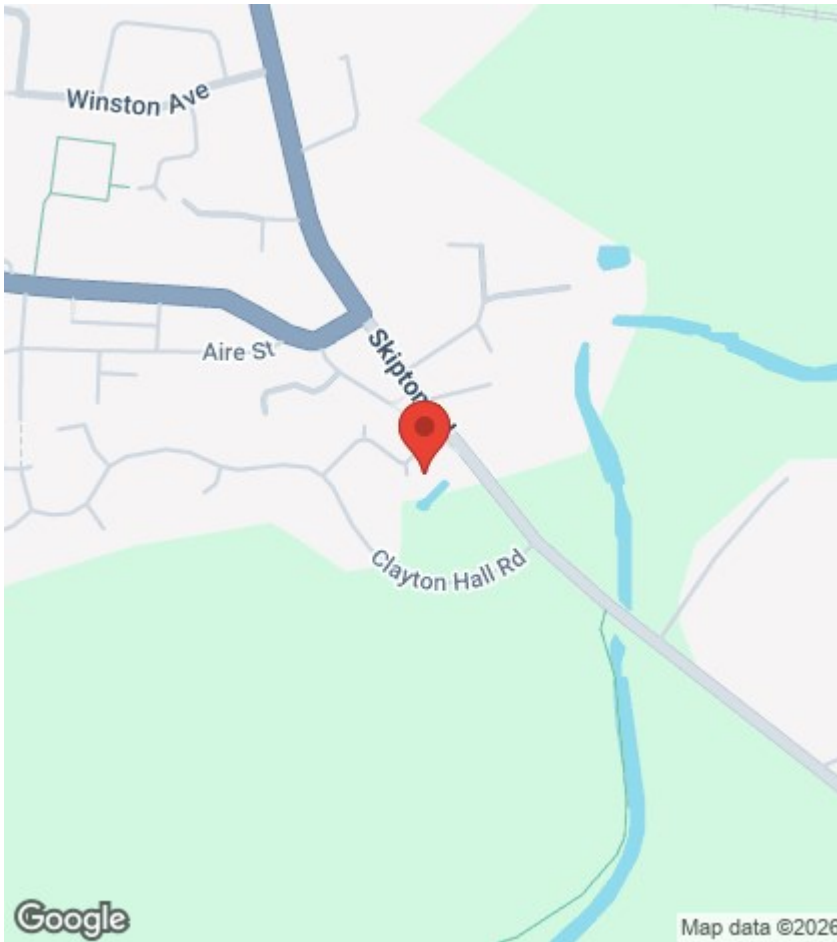
On the ground floor, the spacious sitting room welcomes you with its character bay window, attractive glass-block staircase and a multi-fuel stove, creating the perfect setting for relaxed evenings. Flowing seamlessly from here, a large, well-appointed kitchen features sleek maple-effect cabinetry, granite-style worktops and integrated appliances, leading through to a full-width conservatory extension. Bathed in natural light, the conservatory opens onto a beautifully tended garden, where uninterrupted views stretch across open fields to the enchanting Ravenstone Woods.

Upstairs, two comfortable bedrooms provide peaceful retreats, the main with generous fitted storage and the second offering those same captivating rural views. The bathroom, finished in crisp white, combines modern fittings with thoughtful storage and a thermostatic shower over the bath.

Outside, the property boasts a neat, low-maintenance frontage with driveway parking and an adjoining garage. To the rear, the garden is a true highlight—thoughtfully landscaped with a generous paved patio and mature planting, all framed by timber fencing and opening on to countryside beyond.

Ideally located in the sought-after village of Cross Hills, the home enjoys easy access to a delightful array of independent shops, cafés and eateries, as well as everyday conveniences including a Co-Operative store and a Spar with Post Office. Families will appreciate the outstanding local schools, from highly regarded primaries to the acclaimed South Craven Secondary, all within comfortable walking distance.

Perfect for first-time buyers, small families, or those seeking to downsize without compromise, the property also offers exciting potential—subject to the necessary consents—to extend to the side or rear, creating a third bedroom with en-suite. Combining space, comfort and a setting that embraces the beauty of the surrounding countryside, this is a home that invites you to fall in love from the moment you arrive.



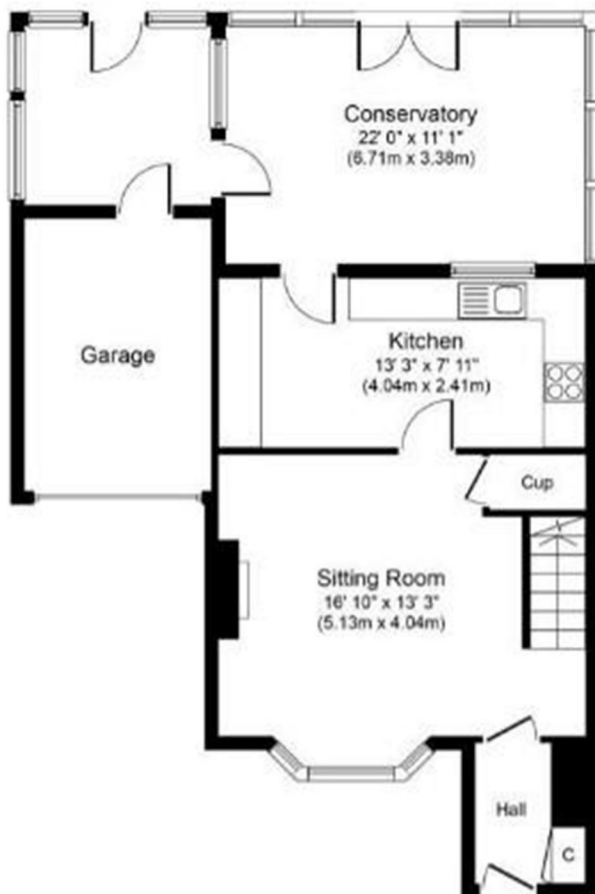
Viewings

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

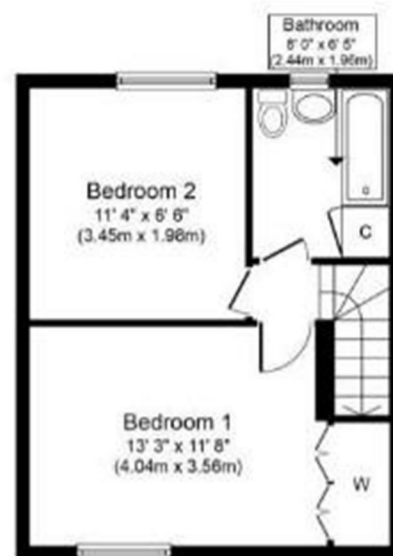
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(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	



Ground Floor



First Floor