



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL MAINTAINED SEMI-DETACHED 2 BEDROOMED BUNGALOW WITH AN EXTENDED DINING KITCHEN SITUATED IN A SOUGHT-AFTER LOCATION CLOSE TO A RANGE OF SHOPS & SERVICES IN THE VILLAGE CENTRE



**PINNACLE VIEW
BAXTER WOOD
CROSS HILLS**

Being well presented & maintained throughout and benefitting from an extended Dining Kitchen to the rear, this interesting semi-detached bungalow is located in a highly sought after location on the edge of the village but also within walking distance of a range of shops & services in the thriving village centre.

The accommodation comprises: a large Living & Dining Kitchen with bi-fold doors to an enclosed patio garden, a Sitting Room, 2 Double Bedrooms and a modern Shower Room; externally including driveway parking, a sheltered carport and low maintenance gardens.

PRICE: £275,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Baxter Wood is one of the most sought-after cul-de-sacs in Cross Hills and the surrounding areas, pleasantly located close to a beautifully maintained park and there is a regular local bus service to the larger nearby towns of Skipton, Keighley and Colne.

Offered with no forward chain, the property in further detail comprises:

Fully glazed uPVC door to:

HALLWAY: with coved ceiling, tile effect laminate floor, cupboard housing the hot water cylinder and raised level storage.

LIVING & DINING KITCHEN: 22'8" x 11'2" with range of wall and base units with laminate worktops over incorporating electric oven & grill, 4 ring electric hob with extractor hood over, circular stainless steel sink unit & drainer, space for tall fridge freezer, washer plumbing, laminate floor, access via drop down ladder to part boarded roof void (housing the Vokera boiler), light tunnel to the kitchen, **LIVING & DINING AREA** with matching laminate floor, 2 large Velux windows and bi-fold doors to the rear garden.



SITTING ROOM: 15'11" x 12'0" with coved ceiling, coal effect gas fire and views towards Farnhill Moor.



BEDROOM 1: 11'4" x 9'10" with coved ceiling and similar views across the valley.

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 2: 10'0" x 9'4" with coved ceiling.



SHOWER ROOM: 7'5" x 5'8" comprising large walk-in shower enclosure, low suite w.c, pedestal wash hand basin, part tiled walls, Amtico floor, frosted uPVC window and wall heater.



TO THE OUTSIDE

There is a low maintenance front garden, being majority pebbled with planted borders, whilst a driveway offers off street parking and a sheltered car port.



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The rear garden is majority flagged for ease of maintenance with external lights, a power point, a cold water tap and space for a timber shed.

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 8BB

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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