



Winston Avenue, Cross Hills, BD20 7DE

Asking Price: £315,000

Looking for a beautifully presented three-bedroom family home in a prime Cross Hills location, within walking distance of South Craven School and local amenities? This one offers a landscaped west facing garden, driveway, garage and a layout that suits modern family life.

Located on the popular White Bear Estate, this three bedroom semi detached house has been carefully improved by the current owners, with thoughtful décor and a layout that works well for family life.

The property opens into an entrance hall with staircase to the first floor. To the right, a single storey extension creates a practical utility room/WC with plumbing for a washing machine and space for a tumble dryer.

The living room is a bright and comfortable space with a large window bringing in plenty of natural light and a small log-burning stove adds warmth and a focal point. There is room for a range of furniture layouts, and sliding internal doors connect through to the rear dining room, making it easy to open up the space when needed. The kitchen sits at the back of the house and offers a good range of wall and base units, generous worktop space, an integrated oven, hob and dishwasher, and a side door leading directly to the driveway.

Upstairs are two well proportioned double bedrooms to the front and rear. The principal bedroom has a full wall of fitted wardrobes and the rear bedroom overlooks the garden. The third bedroom is a generous single with space for a bed and additional furniture. The recently installed house bathroom has a clean, modern finish with attractive tiling and built in storage that also houses the boiler.

Outside, the front garden features flower beds and flagged areas, while a long driveway runs down the side beneath a sheltered car port to a detached single garage. The rear garden has been landscaped to include a large flagged patio, artificial grass and a private decked seating area, enjoying afternoon sunshine thanks to its westerly aspect. Within walking distance of local shops, amenities and South Craven School, this is a solid choice for growing families.

Council Tax Band: C
Tenure: Freehold



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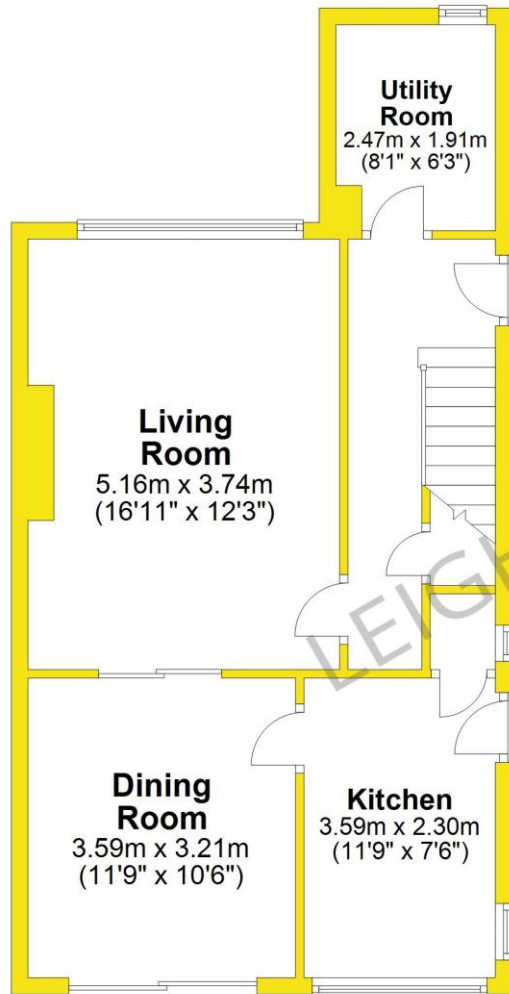


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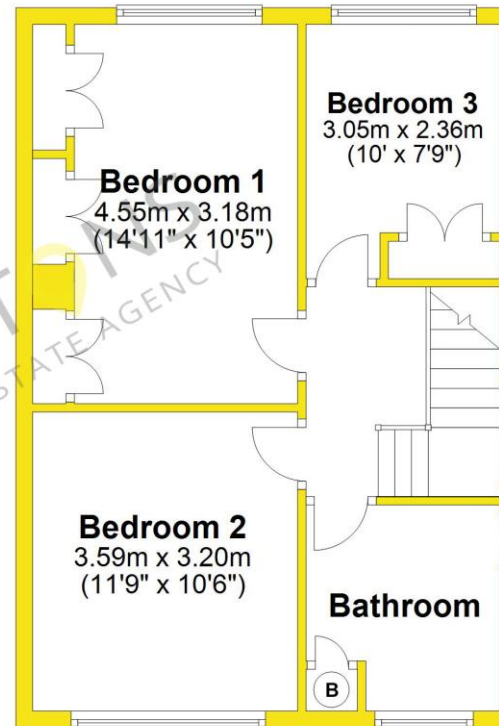
Ground Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 100.7 sq. metres (1084.2 sq. feet)

For illustration purposes only - not to scale

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Awaiting EPC

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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