



**Wheatlands Avenue, Cross Hills, BD20 8SP**

**Asking Price: £237,500**

Looking for a home with a garden that's hard to beat that you can really make your own? Tucked away at the end of a small cul-de-sac in the heart of Cross Hills, this three bedroom end terrace stands on a generous corner plot with a superb rear garden, off road parking and no onward chain

The property opens into an entrance hall with a staircase rising to the first floor and useful storage beneath the stairs. To the left is the living room, which benefits from windows to two elevations, a built in storage cupboard and plenty of space for a variety of furniture layouts.

To the rear is the dining area, which enjoys views over the garden and opens directly into the kitchen. The kitchen is fitted with a range of wall and base units, generous worktop space, plumbing for a washing machine, gas point for a cooker and space for a fridge freezer. A side external door provides easy access to the garden.

On the first floor are two double bedrooms, both with built-in storage. The front bedroom benefits from windows to two elevations, creating a bright and airy feel. The third bedroom is a good sized single with a built in bed over the bulkhead and fitted wardrobes. Completing the accommodation is the house bathroom.

Externally, there is off road parking to the front, together with a garden extending down the side of the property and a pair of useful stone built outhouses. To the rear is the standout feature of the property, a large lawn garden enjoying plenty of sunshine and filled with mature plants, shrubs and flowers. The size of the corner plot offers excellent potential for an extension, subject to the necessary consents.

Available with no onward chain, this is an excellent opportunity for first time buyers, young families or anyone looking for a home with potential, generous outside space and plenty of scope for the future.

Council Tax Band: B  
Tenure: Freehold





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**Leightons Estate Agency**

31 Main Street

Cross Hills

BD20 8TA

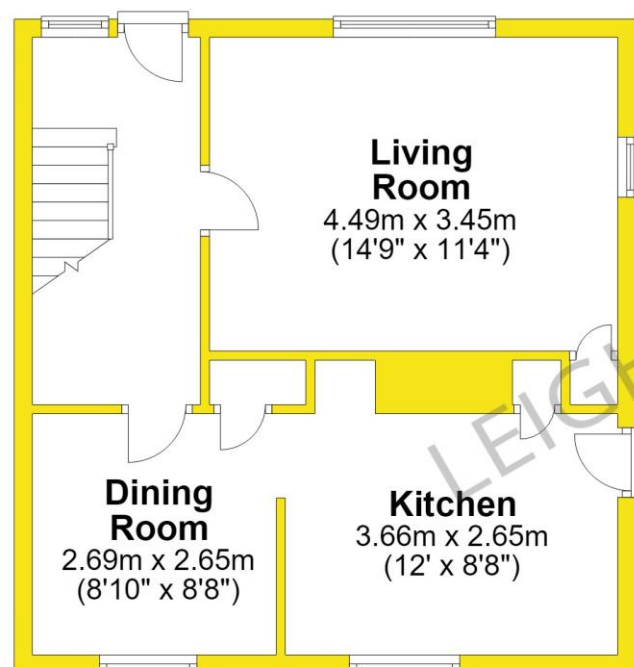
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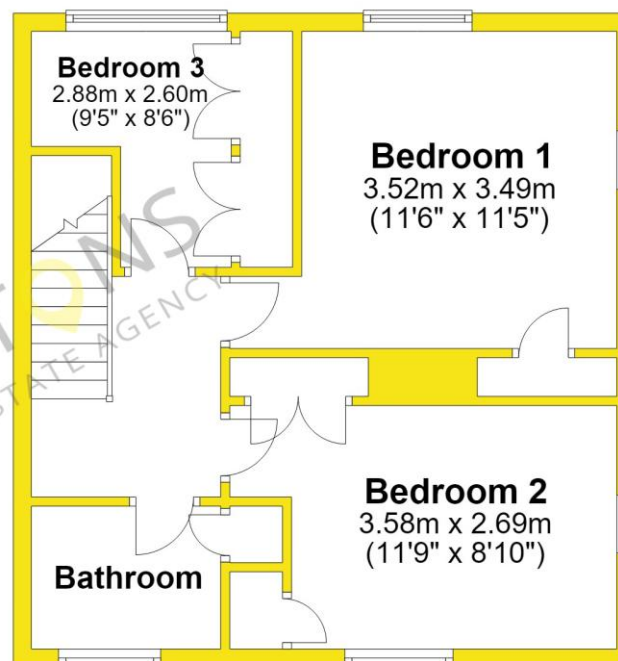
## Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 87.6 sq. metres (942.5 sq. feet)

For illustration purposes only - not to scale

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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