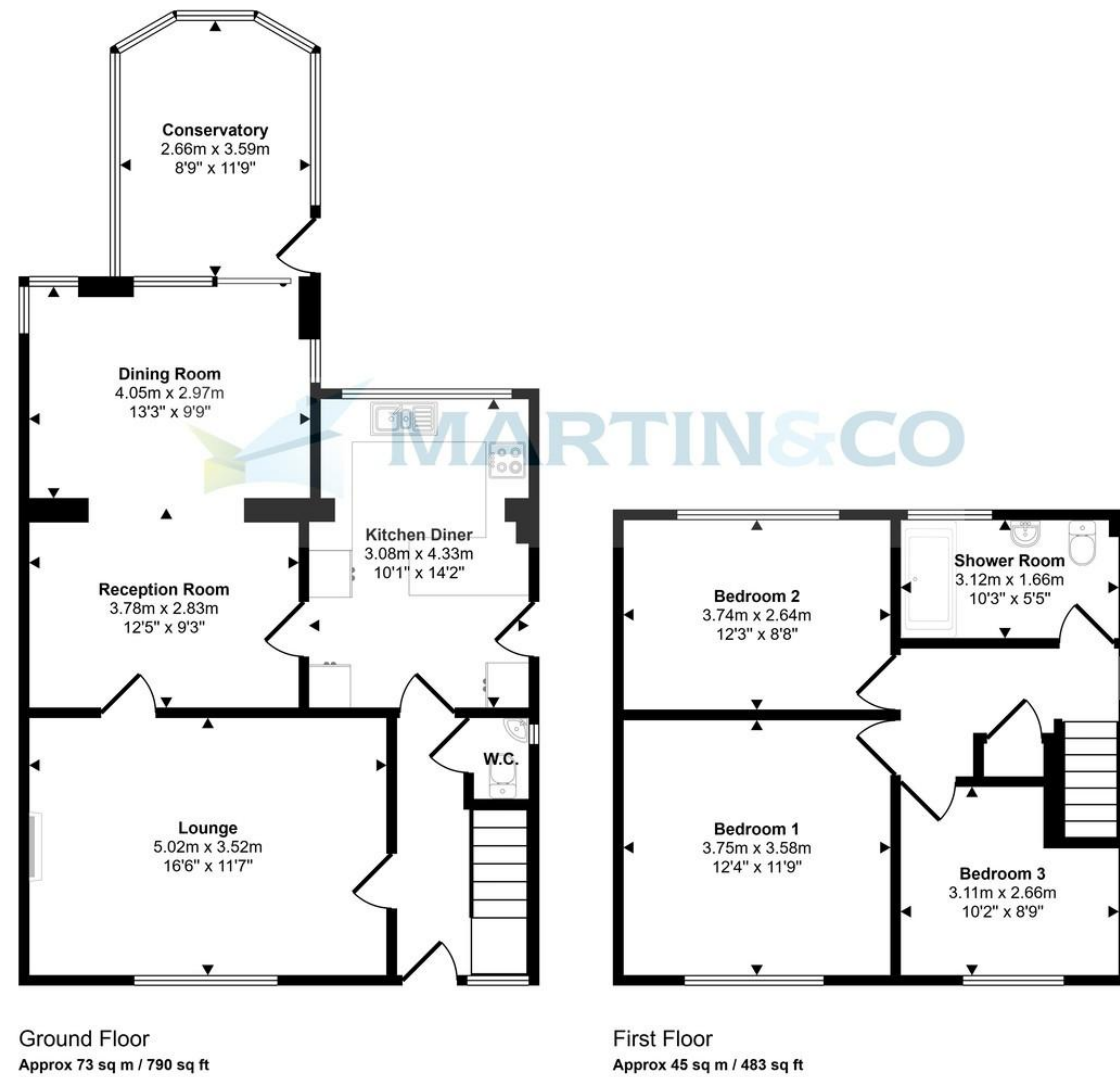




Approx Gross Internal Area
118 sq m / 1273 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Lees Bank Avenue, Cross Roads, BD22

£350,000 Freehold

Three Bedroom Extended Link Detached

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>





Lees Bank Avenue
Cross Roads
BD22 9W

Key features:

- Three Bedroom Link-Detached
- Extended
- Three Reception Rooms
- Downstairs WC
- Stunning Panoramic Views
- Drive & Garage With Hobby Room
- Popular Location
- Conservatory
- Perfect Family Home



Why you'll like it

This well presented three-bedroom link-detached house is offered for sale in Cross Roads, near Keighley, in a location convenient for nearby schools, local amenities and green spaces.

The ground floor provides three reception rooms. To the front, a separate reception room features a fireplace and large window. An open-plan further reception room offers good library space, while the dining room enjoys ample natural light and links well with the rest of the living accommodation. A conservatory to the rear provides additional living space with views over the garden and stunning views beyond. There is also a downstairs WC for added convenience

The kitchen benefits from natural light and is fitted with integrated appliances, built-in pantries and a breakfast bar, creating a practical setting for everyday use. Upstairs are three bedrooms: two doubles and a further good-size bedroom that is also suitable for use as a study. The modern bathroom includes a walk-in shower and heated towel rail.

Externally, the property includes a driveway and lawned front garden. To the rear is a patio area garden, taking advantage of the views. A large garage with a hobby room to the rear offers additional flexible space and parking.

Cross Roads is well placed for access to Keighley and the wider Aire and Worth valleys. Regular bus routes connect to Keighley town centre, where Keighley railway station provides services to Leeds and Bradford, with journey times typically around 30-40 minutes. The area offers access to local primary and secondary schools, everyday shopping facilities and popular walking routes towards Haworth and the surrounding countryside, as well as a range of cafés and services in nearby village centres.

