



# Davies Properties



## 13 Lynndale Avenue

Cross Hills, Keighley, BD20 7DD

Asking Price £335,000

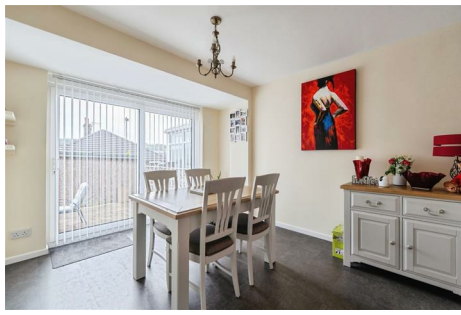




# 13 Lynndale Avenue

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Situated on a generous corner plot in one of Cross Hills' most desirable residential areas, this beautifully presented semi-detached family home offers spacious and versatile accommodation, perfectly suited to modern family living.

The ground floor opens with a bright and welcoming entrance hall, leading to a comfortable lounge ideal for relaxing evenings, a separate dining room perfect for entertaining, and a well-appointed kitchen. A conservatory at the rear provides additional living space and a delightful outlook over the garden.

To the first floor are three well-proportioned bedrooms, all tastefully decorated, together with a contemporary family bathroom. The property further benefits from gas central heating and uPVC double glazing, ensuring comfort and efficiency throughout the seasons.

Externally, the home enjoys attractive and low-maintenance gardens to the front and side, complemented by a private driveway providing valuable off-road parking and access to a single garage. The outdoor space is ideal for families, entertaining guests, or simply enjoying the peaceful surroundings.

Offered in immaculate condition throughout, this property represents an excellent opportunity to acquire a spacious and stylish family home in a sought-after location, close to the excellent amenities and schools of Cross Hills. An early viewing is highly recommended to fully appreciate the quality and setting of this superb home.

## GROUND FLOOR

### Entrance Hall

Step inside through the smart composite front door into a welcoming hallway that immediately sets the tone for this lovely home. The light laminate flooring creates a fresh and homely feel, while the handy under-stairs cupboard is ideal for keeping everyday essentials neatly tucked away. Stairs rise gently to the first floor, inviting you to explore the rest of this charming property.

### Lounge

16'11" x 12'2" (5.16m x 3.71m)

At the heart of the home is a bright and inviting living room, where a large uPVC double-glazed window to the front allows natural light to flood in. A cosy living flame gas fire, beautifully set within a marble inset and hearth with a classic wooden surround, creates the perfect focal point — an ideal spot to gather with family or unwind after a long day.

### Dining Room

11'9" x 10'4" (3.58m x 3.15m)

This delightful space is filled with natural light, thanks to the uPVC double-glazed patio doors that open directly onto the rear garden — perfect for enjoying summer evenings or entertaining friends. A central

heating radiator ensures the room stays warm and comfortable all year round.

### Kitchen

11'3" x 7'6" (3.43m x 2.29m)

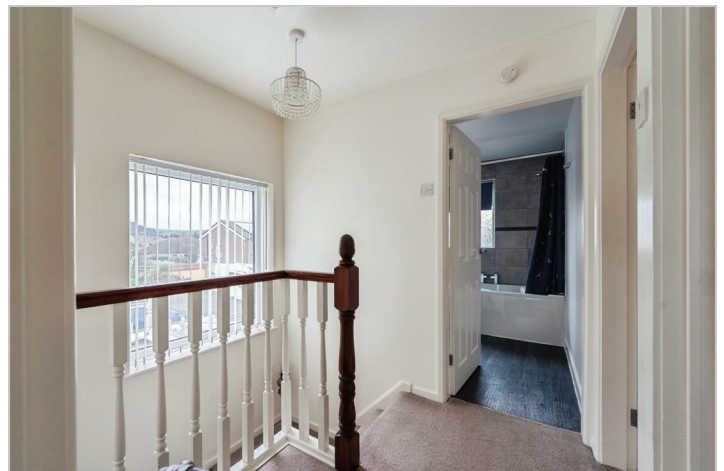
The modern fitted kitchen is both stylish and practical, featuring sleek high-gloss wall and base units with matching work surfaces and upstands that create a clean, contemporary look. A range of integrated appliances, including a slimline dishwasher, electric oven with microwave, fridge/freezer, and ceramic hob with an overhead hood, make everyday cooking a pleasure. There's also plumbing for a washing machine and a composite sink perfectly positioned beneath a uPVC double-glazed window, offering a lovely view over the rear garden. Recessed spotlights add a touch of elegance, while a handy pantry provides additional storage — ideal for keeping the space clutter-free.

### Conservatory

12'7" x 9'3" (3.86m x 2.84m)

Filled with natural light from the uPVC double-glazed windows and door, this room feels bright and airy, while the central heating radiator ensures it remains cosy and welcoming throughout the year.

## FIRST FLOOR





## Landing

A uPVC double-glazed side window brings in natural light, while a loft hatch offers easy access to additional storage space.

## Bedroom 1

14'0" x 10'2" (4.27m x 3.10m)

A uPVC double-glazed window to the front floods the room with natural light, creating a bright and airy feel, while a central heating radiator keeps the space warm and comfortable all year round.

## Bedroom 2

11'11" x 10'2" (3.63m x 3.10m)

A uPVC double-glazed window to the rear fills the room with natural light and offers pleasant garden views, while a central heating radiator ensures a cosy atmosphere. Built-in cupboards cleverly house the boiler, providing practical storage and keeping the space neat and uncluttered.

## Bedroom 3

10'3" x 7'9" (3.12m x 2.36m)

A front-facing uPVC double-glazed window offers pleasant street views and bathes the room in gentle natural light, complemented by a central heating radiator that maintains a cosy, welcoming ambience.

## Bathroom

8'6" x 7'9" (2.59m x 2.36m)

The contemporary family bathroom features a stylish three-piece suite, including a 'P'-shaped bath with an overhead shower, a sleek vanity sink unit, and a W/C.

A chrome heated towel rail adds a touch of luxury, while two uPVC double-glazed windows to the rear and side elevations flood the space with natural light, creating a bright and inviting atmosphere.

## EXTERIOR

The beautifully presented, low-maintenance gardens make a striking first impression. To the front, resin walkways wind through decorative slate chippings and mature shrubs, creating a welcoming and stylish entrance. The side garden continues the theme with further slate chippings, while to the rear, a resin driveway leads to a single garage and a private enclosed patio — the perfect setting for summer entertaining, alfresco dining, or simply relaxing and enjoying the outdoors.

## ADDITIONAL INFORMATION

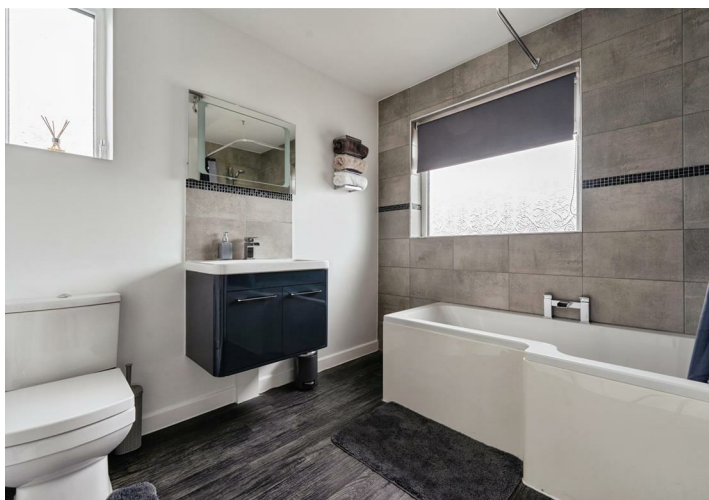
~ Council Tax Band: C

~ Tenure: Freehold

~ Parking: Driveway leading to a single garage

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.









Road Map



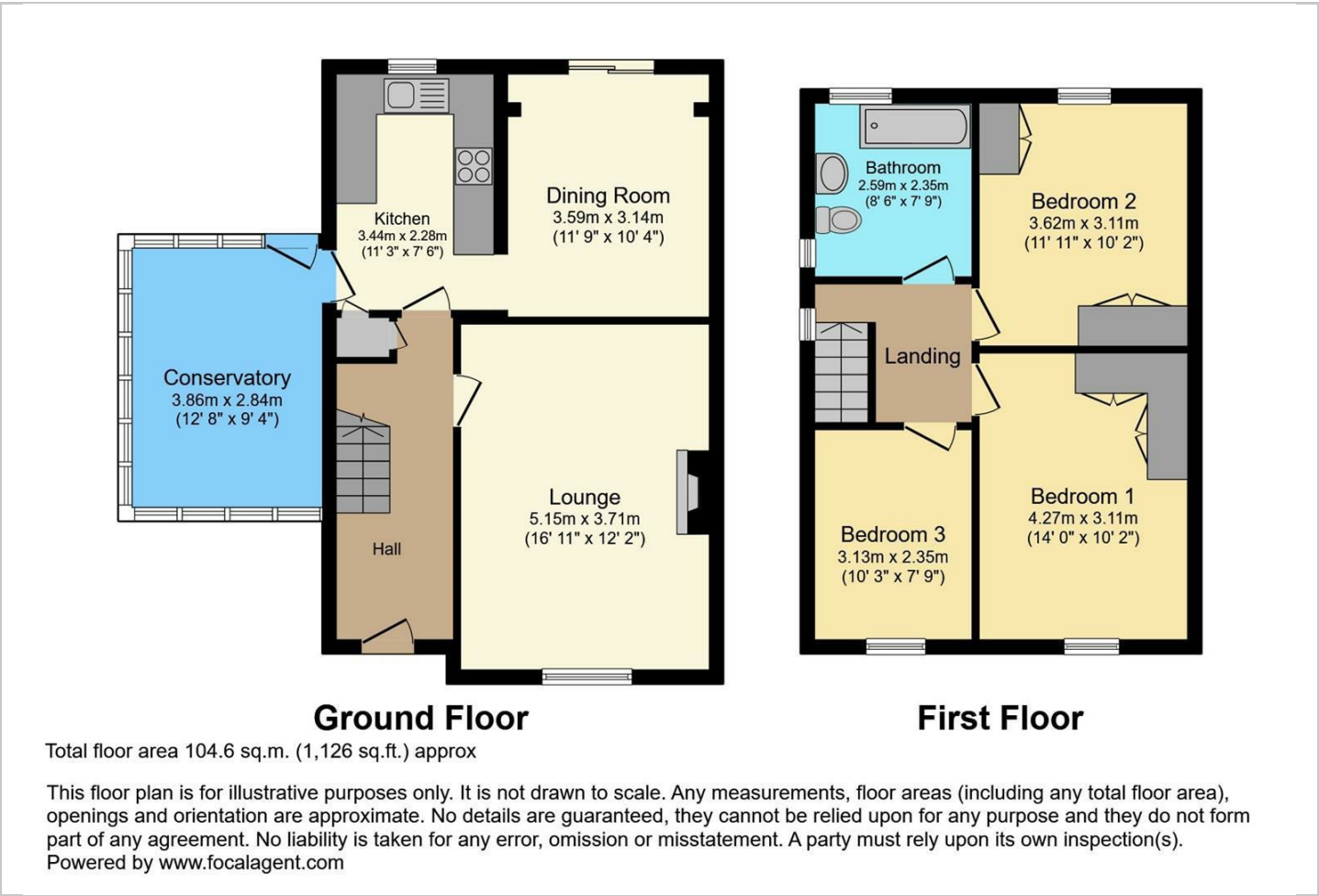
Hybrid Map



Terrain Map



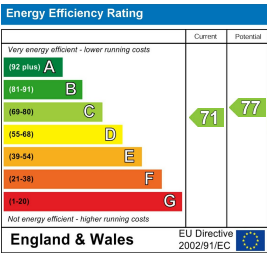
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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