



Garden House, Baxter Wood, Cross Hills, BD20 8BB

Asking Price £475,000

- NO UPPER CHAIN
- TWO BEDROOMS
- DETACHED DOUBLE GARAGE WITH LIGHT & POWER
- CONSERVATORY
- PANORAMIC VIEWS
- DETACHED BUNGALOW
- BEAUTIFUL GARDENS
- ADDITIONAL PARKING
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SOUGHT AFTER LOCATION

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Garden House is a superb, detached two-bedroom bungalow offering no upper chain and an exceptional combination of space, light and style. Nestled within beautifully maintained, sun-drenched gardens and backing onto open countryside, this home enjoys truly breathtaking panoramic views.



Council Tax Band: E



PROPERTY DETAILS

Garden House is a superb, detached two-bedroom bungalow that offers an exceptional combination of space, light and style. Nestled within beautifully maintained, sun-drenched gardens and backing onto open countryside, this home enjoys truly breathtaking panoramic views—a rare and coveted feature.

This light-filled and tastefully upgraded property has been thoughtfully modernised in recent years, boasting a contemporary interior with neutral décor and seamless flooring throughout. It is truly a “move-in ready” home that must be viewed to fully appreciate the quality of its finish, the generous proportions and the stunning outlook it offers.

Step through the front door into a warm and inviting L-shaped entrance hall, enhanced by a charming decorative archway. The spacious sitting and dining room is ideal for both relaxing and entertaining, featuring an elegant fireplace, dual aspect windows and French doors that open into the conservatory. Here, the incredible views become the focal point—a tranquil retreat to sit back and take in the surrounding countryside. Ornate ceiling coving adds a touch of traditional character, while further French doors lead from the conservatory to the rear garden.

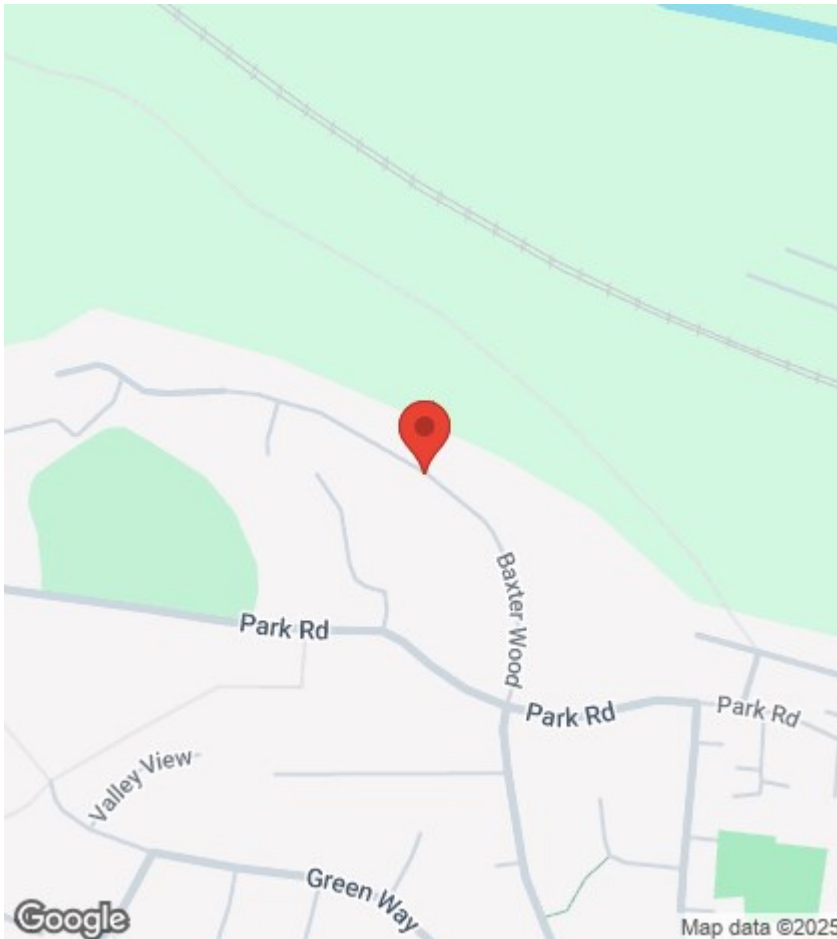
The breakfast kitchen is modern and well-equipped, fitted with a range of integral appliances and offering a bright, sociable breakfast area with windows to both the front and side elevations. Adjacent to the kitchen is a practical utility space, complete with built-in storage cupboards—perfect for everyday convenience.

An inner hallway provides access to the bedrooms and includes a large built-in cloaks cupboard for additional storage. The master bedroom is a showstopper, beautifully appointed with a range of fitted furniture, it also offers a walk-in wardrobe, luxurious en-suite shower room and of course, stunning views to greet you every morning. The second bedroom is equally generous, stylishly furnished and also enjoys spectacular countryside vistas. A luxury house bathroom and boarded loft space ideal for storage completes the internal accommodation.

Outside, the property is approached via a tarmac driveway that leads to a detached double garage with an up-and-over door, power and lighting. Additional parking is available, along with a lawned garden at the front. A paved pathway to the side leads to a wonderful south-facing rear garden, complete with mature borders, a timber shed and uninterrupted views across open fields stretching toward Farnhill and Kildwick.

Garden House occupies a prime position within the sought-after Baxter Wood area of Cross Hills—just a short stroll from the vibrant village centre. Here you’ll find a variety of independent shops, cafés, bars and restaurants, as well as a supermarket, doctors’ surgery, dentist and excellent public transport links. The neighbouring village of Steeton offers the nearest train station for convenient commuting.

If you are searching for a highly individual, stylishly appointed bungalow in a breathtaking setting, Garden House is a rare gem that promises to exceed expectations.



Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

Total Area: 113.1 m² ... 1217 ft²

All measurements are approximate and for display purposes only