



Townson Fold, Eastburn, BD20 8BS

Asking Price £265,000

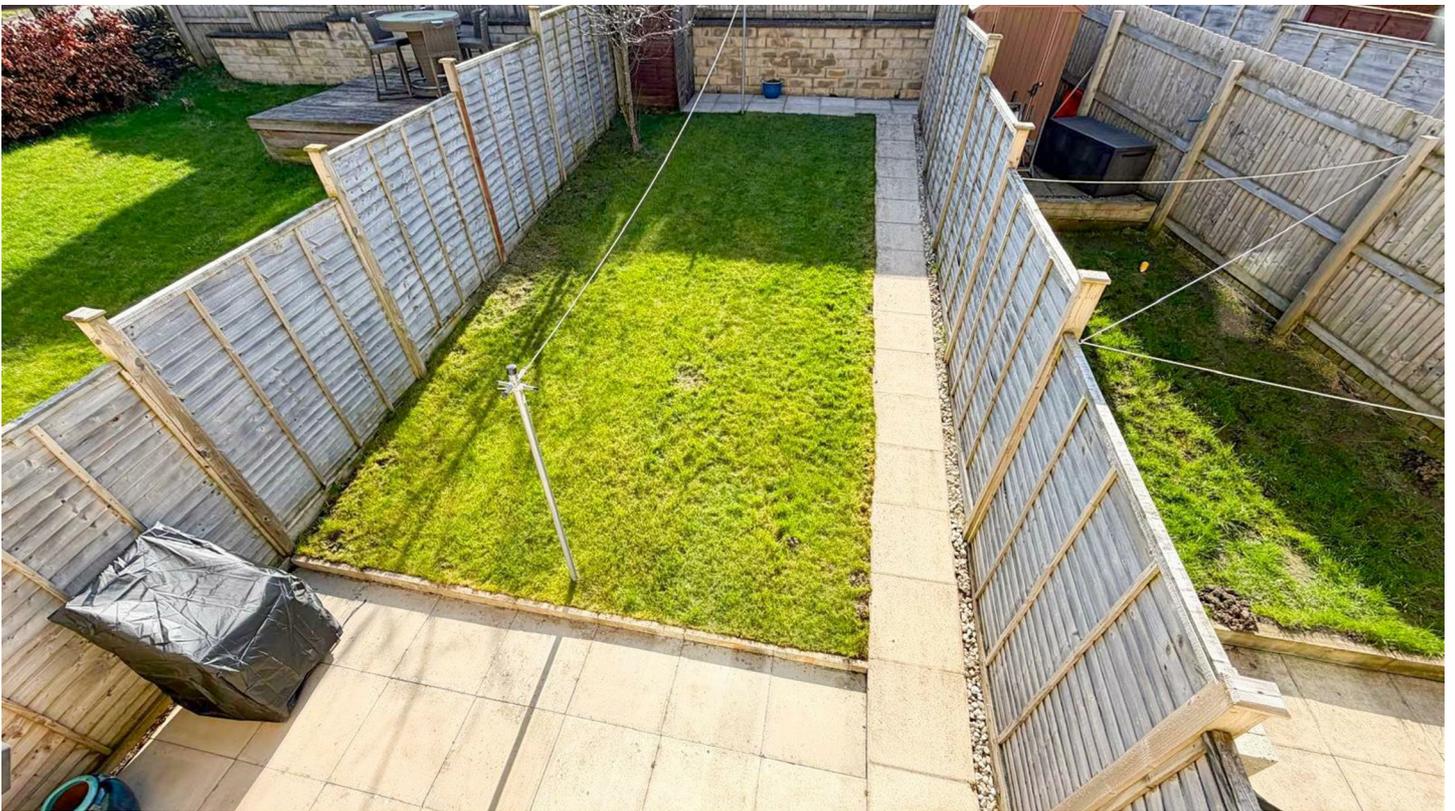
- NO UPPER CHAIN
- OFF ROAD PARKING FOR TWO VEHICLES
- GROUND FLOOR W.C.
- COMTEMPORARY & SLEEK KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BED TOWNHOUSE
- ENCLOSED SOUTH-FACING GARDEN TO THE REAR
- SPACIOUS & BRIGHT LIVING ROOM
- PRINCIPAL BEDROOM WITH MODERN EN-SUITE SHOWER ROOM
- POPULAR CUL-DE-SAC LOCATION

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Tucked away within a select development on a quiet cul-de-sac, the home offers modern living finished to an exceptional standard throughout. With well-proportioned rooms, tasteful décor and a bright south-facing garden, it provides the perfect setting for comfortable family life or professional couples seeking a move-in ready home.



Council Tax Band: C



PROPERTY DETAILS

Looking for a stylish home on the highly sought-after Airedale Lea development, complete with a sunny garden and parking for two vehicles? This beautifully presented three-bedroom property could be exactly what you've been waiting for.

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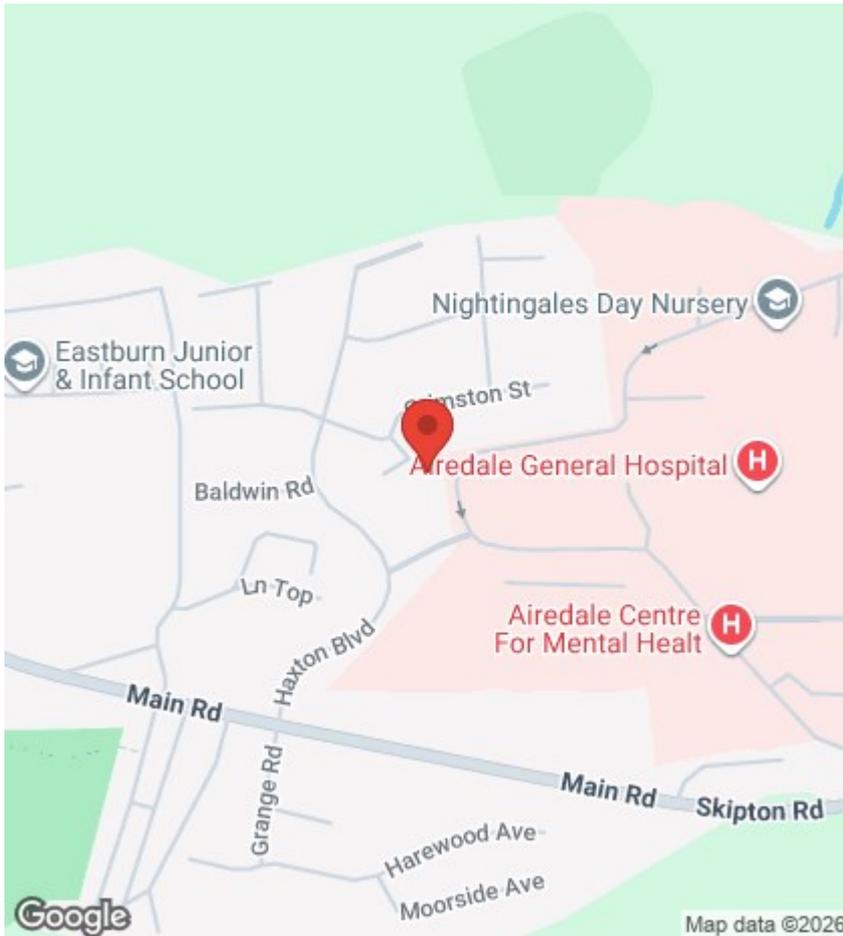
The property opens into a welcoming entrance hall with a convenient ground-floor cloakroom/WC and staircase leading to the first floor. To the right is the stylish kitchen, fitted with a range of contemporary grey wall and base units complemented by wood-effect flooring. The kitchen is well equipped with an electric oven, induction hob, fridge/freezer and space for a freestanding washing machine, creating a practical yet attractive cooking space.

To the rear of the property is the spacious living room, a bright and versatile space with plenty of room for both comfortable seating and a dining table. A useful built-in storage cupboard adds practicality, while French doors open directly onto the garden, allowing natural light to flood the room and creating an ideal space for entertaining or relaxing.

Upstairs, the principal bedroom overlooks the front of the property and features fitted wardrobes together with a modern en-suite shower room, providing a private retreat at the end of the day. The second double bedroom and a third single bedroom both overlook the rear garden, while a contemporary family bathroom serves the remaining accommodation.

Externally, the property benefits from two off-road parking spaces to the front. A flagged pathway runs down the side of the neighbouring property, providing convenient access to the rear garden. The fully enclosed garden enjoys a predominantly south-facing aspect and features a flagged patio area perfect for outdoor dining, along with a lawn surrounded by high timber fencing that offers both privacy and a safe space for children or pets.

Eastburn itself is one of the area's most charming villages and has grown in popularity in recent years. It now offers a wonderful mix of character properties and modern homes. The village is well served by a popular primary school, a post office and convenience store, a fish and chip shop and the well-regarded Inn at Eastburn public house. Airedale Hospital is located nearby between Eastburn and Steeton, while the neighbouring village of Cross Hills provides a wider range of shops, amenities and services.



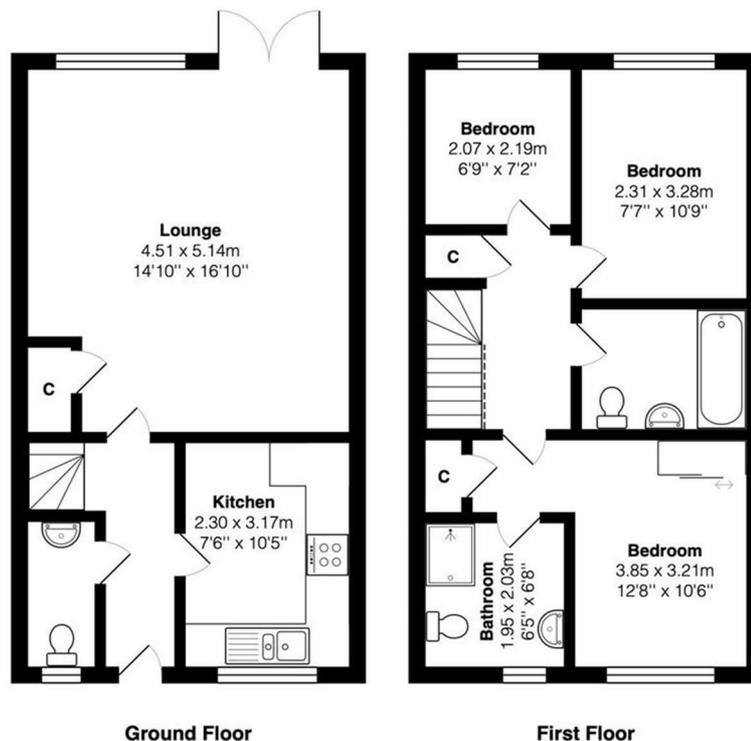
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 76.5 m² ... 823 ft²

All measurements are approximate and for display purposes only