





11a Cross Lane

- THREE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- LOCATED IN THE SOUGHT AFTER NEWBY AREA
- OPEN PLAN KITCHEN/DINING ROOM
- LIVING ROOM WITH FEATURE FIREPLACE
- OFF STREET PARKING & GARAGE
- SPACIOUS GARDENS WITH PATIO AREA
- VERSATILE LOFT/HOBBIES ROOM WITH EAVES STORAGE
- NO ONWARD CHAIN

We are delighted to present this well presented three bedroom semi detached house, ideally situated in the highly sought after Newby area.

Upon entering, you are greeted by a stylish open plan kitchen and dining room, perfect for family gatherings and entertaining guests. The living room exudes warmth and charm, featuring an attractive fireplace that creates a welcoming ambience. Upstairs, three generously sized bedrooms offer comfortable accommodation, complemented by a family bathroom. The property also boasts a versatile loft room, ideal as a hobbies space, with useful eaves storage for added practicality.

Further enhancing the appeal, the property benefits from spacious gardens with a patio area, providing a wonderful setting for outdoor enjoyment, as well as a garage and off street parking for convenience. Offered with no onward chain, this exceptional home combines flexible living with a fantastic location close to local amenities, reputable schools, and excellent transport links. Early viewing is highly recommended to fully appreciate the quality, versatility, and lifestyle this home has to offer.





GROUND FLOOR

Kitchen 12' 6" x 10' 2" (3.80m x 3.10m)

Dining Room 12' 2" x 11' 10" (3.70m x 3.60m)

Living Room 12' 2" x 11' 2" (3.70m x 3.40m)

Rear Vestibule 7' 7" x 3' 11" (2.30m x 1.20m)

FIRST FLOOR

Landing

Bedroom One

12' 2" x 11' 10" (3.70m x 3.60m)

Bedroom Two 12' 2" x 11' 2" (3.70m x 3.40m)

Bedroom Three 7' 10" x 6' 11" (2.40m x 2.10m)

Bathroom 7' 7" x 6' 11" (2.30m x 2.10m)

Loft/Hobbies Room 16' 5" x 9' 10" (5.00m x 3.00m)

Garage 18' 4" x 9' 2" (5.60m x 2.80m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Council Tax band: D

Tenure: Freehold



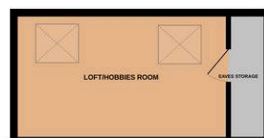
GROUND FLOOR
500 sq.ft. (464.5 sq.m.) approx.



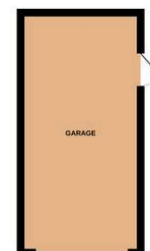
1ST FLOOR
440 sq.ft. (406.5 sq.m.) approx.



LOFT
335 sq.ft. (310.5 sq.m.) approx.



GARAGE
170 sq.ft. (157.5 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

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With you every step of the way



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