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## Preston Terrace, Crossflatts, BD16

£185,000 Freehold

Four Bedroom End Terrace

EPC Rating: E

**Martin & Co Saltaire**  
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**Preston Terrace  
Crossflatts  
BD16**

**Key features:**

- Four Bedroom End Terrace
- NO CHAIN
- Garden Front & Rear
- Popular Residential Location
- Gas Central Heating
- Ample Storage
- Perfect Family Home
- Excellent Transport Links



**Why you'll like it**

Exciting Opportunity to purchase this substantial stone built Four Bedroom End Terrace family home pleasantly situated within the popular residential area of Crossflatts. Benefitting from; gas central heating, large bedrooms and gardens to the front & rear. Viewing is essential!

The property is pleasantly situated within the popular residential area of Crossflatts. Crossflatts offers a range of shops and amenities, well respected primary school and excellent road, rail and transport links to other West Yorkshire business centres.

**HALLWAY** With small entrance porch leading to large hallway

**LOUNGE** 12' 5" x 14' 9" (3.8m x 4.5m) Large lounge with feature fireplace and large bay window providing ample natural light

**KITCHEN/DINER** 12' 5" x 14' 1" (3.8m x 4.3m) Fitted kitchen with ample wall and base units, integrated oven, hob and extractor hood. Ample space for a dining table and access to the cellar and rear garden

**CELLAR**

**LANDING** With storage cupboard

**BEDROOM ONE** 9' 10" x 14' 1" (3m x 4.3m) Large double bedroom with carpet flooring and window to the rear

**BEDROOM TWO** 9' 10" x 13' 1" (3m x 4m) Large double bedroom with carpet flooring and window to the front

**BATHROOM** 5' 2" x 8' 6" (1.6m x 2.6m) Family bathroom comprising; WC, hand wash basin and shower over bath

**BEDROOM THREE** 12' 1" x 9' 2" (3.7m x 2.8m) A further large double bedroom with carpet flooring and velux window

**BEDROOM FOUR** 13' 1" x 9' 6" (4m x 2.9m) A further large double bedroom with carpet flooring and velux window

**TO THE OUTSIDE** To the front is a small lawned area  
To the rear is a larger patio area

