



Station Road, Cross Hills, BD20 7EH

Asking Price £289,950

- FOUR DOUBLE BEDROOMS
- ARRANGED OVER FOUR FLOORS
- ENCLOSED REAR GARDEN
- LUXURY BATHROOM
- CENTRAL HEATING/DOUBLE GLAZING
- TRADITIONAL VICTORIAN TERRACE
- USEFUL CELLAR
- SUPERB DINING/KITCHEN AREA
- GROUND FLOOR W.C
- ON STREET PARKING ONLY

Station Road, Cross Hills, BD20 7EH

A MAGNIFICENT, FOUR DOUBLE BEDROOM, END VICTORIAN TERRACE house which certainly has the wow factor! The present owners have with care and attention to detail, whilst keeping a wealth of CHARM AND CHARACTER, created this STUNNING HOME with a contemporary twist. Arranged over four floors this deceptive home certainly offers far more than at first meets the eye, from the moment you step through the door you will be blown away by the size and quality of this fabulous home.



Council Tax Band: C



PROPERTY DETAILS

A magnificent, four double bedroom, end Victorian terrace house which certainly has the wow factor! The present owners have with care and attention to detail, whilst keeping a wealth of charm and character, created this stunning home with a contemporary twist. Arranged over four floors this deceptive home certainly offers far more than meets the eye, from the moment you step through the door you will be blown away by the size and quality of this fabulous home. With entrance vestibule, entrance hall, stunning sitting room with bay window and feature lighting, superb living/dining kitchen, utility and cloakroom. To the basement is a very useful cellar with power and light. To the first floor, spacious landing, three double bedrooms and luxury four piece bathroom. The second floor offers another superb double bedroom with side elevation window. Outside: small frontage with private enclosed garden to the rear.

Cross Hills offers numerous facilities which include high quality schooling, a supermarket and independent shops and restaurants. Situated between the towns of Keighley and Skipton which offer a wider range of amenities and also close to the train stations at Steeton and Cononley, which provide a regular service to Leeds and Bradford.

For those looking for a fabulous, spacious family home ready to move into and enjoy, then look no further.

Briefly the central heated and double glazed accommodation comprises;

Panelled and glazed door with glazed panel over into;

ENTRANCE VESTIBULE

Ceramic tiling to the floor, glazed door into;

ENTRANCE HALL

With enclosed staircase leading to the first floor, Victorian style radiator, ceiling light.

SITTING ROOM

17'1 x 12'9

with large picture bay window with bespoke shutters, feature ceiling with concealed lighting, contemporary radiators to either side of window, display niches with concealed lighting, recessed fireplace.

LIVING/DINING KITCHEN

15'11 x 15'8

KITCHEN

With an excellent selection of grey high gloss wall and base units with concealed lighting, inset stainless steel and glass sink and drainer unit with chrome mixer tap, granite effect work surfaces over with ceramic tiling above, built in separate double electric oven with five ring gas hob and stainless steel canopy over housing the extractor fan, integral fridge, freezer and dishwasher, feature ceiling with recessed lighting, French doors leading to the rear garden, Yorkshire stone flagged floor.

LIVING/DINING AREA

With Yorkshire stone flagged floor, feature lighting, side elevation window, Victorian style radiator.

UTILITY ROOM

With matching grey high gloss wall and base units, granite effect work surface over, provisions for an automatic washing machine and tumble dryer, ceiling light.

STYLISH CLOAKROOM

Containing a two piece white suite comprising; wash hand basin in an attractive white high gloss cabinet, low suite W.C., heated towel rail, ceiling light.

CELLAR HEAD

With power, light and shelving.

CELLAR

16'10 x 11'9

with stone banks, front elevation window, storage room, power and light.

FIRST FLOOR

SPACIOUS LANDING

With side elevation window, enclosed staircase leading to the second floor, Victorian style radiator, two ceiling lights.

BEDROOM ONE

12'2 x 10'10

with feature lighting, built in double wardrobe with sliding doors, Victorian style radiator, pleasant views.

BEDROOM TWO

14'3 x 8'3

ceiling light.

BEDROOM THREE

14'0 x 7'6

ceiling light.

LUXURY BATHROOM

Containing a four piece white suite comprising; panelled bath, corner shower cubicle with rainfall and handheld shower, wash basin in an attractive white high gloss cabinet, low suite W.C., part aqua boarding to the walls, heated towel rail, panelled ceiling with recessed lighting.

SECOND FLOOR

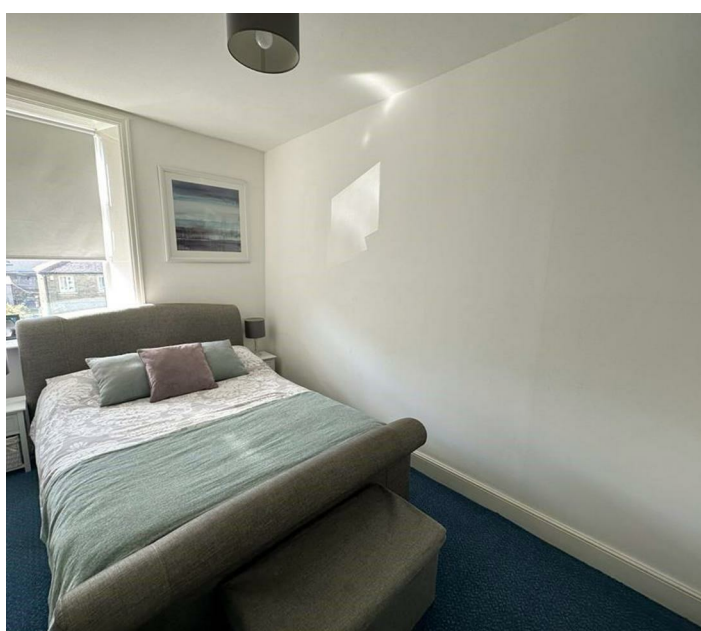
BEDROOM FOUR

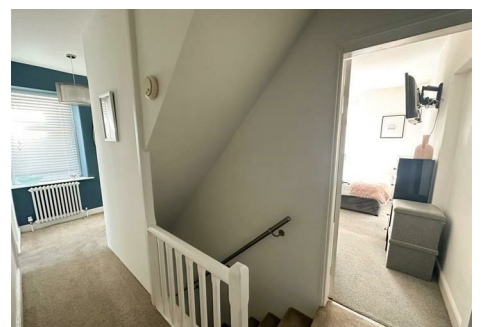
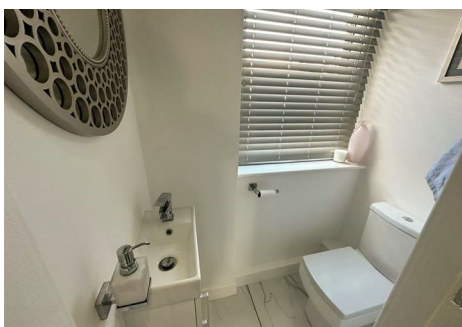
15'8 x 12'3

with feature ceiling with beams, side elevation window, ceiling light.

OUTSIDE

The property has a small frontage whilst the rear enjoys a generous lawned garden with paved seating area.







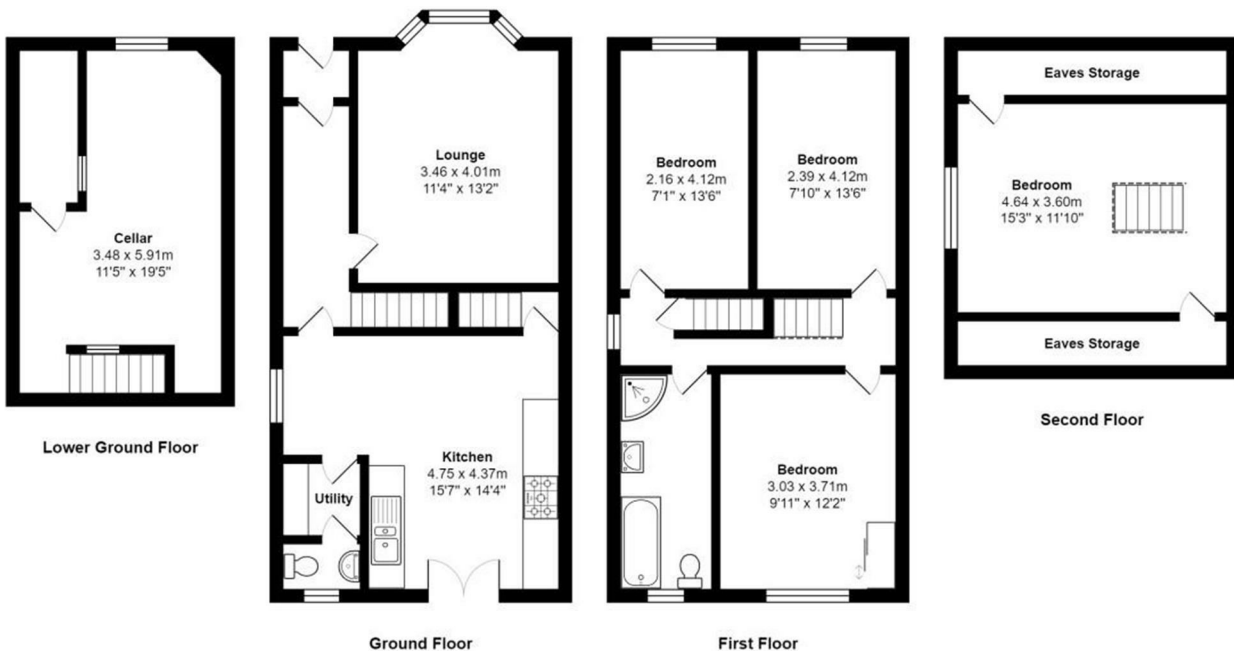
Viewings

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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 105.7 m² ... 1138 ft² (excluding cellar, eaves storage)
 All measurements are approximate and for display purposes only