



## Thomas Street, Cross Hills, BD20 8AT

**Offers In The Region Of £189,000**

- END TERRACE PROPERTY
- COTTAGE GARDEN TO REAR
- PRACTICAL KEEPING CELLAR
- COMPLETE RE-WIRE
- NEW WINDOWS IN CELLAR
- TWO BEDROOMS
- PRIVATE STREET PARKING
- LOFT HATCH WITH PULL DOWN LADDER
- DECEPTIVELY SPACIOUS
- BRAND NEW KITCHEN PENDING



# Thomas Street, Cross Hills BD20 8AT

This TWO BEDROOM, END TERRACE property, offers WELL-PROPORTIONED LIVING SPACES with a charming COTTAGE GARDEN to the rear and PRIVATE STREET PARKING. Viewing is essential to appreciate this wonderful home.



Council Tax Band: A



### **PROPERTY DETAILS**

Considerably improved by its current owners, this well-presented, end-terrace property has undergone a complete re-wire, the installation of a new combination boiler, a new bathroom, thorough redecoration and the addition of uPVC doors and windows approximately four years ago. The current owners are in the process of installing a brand new kitchen due to be completed in January.

The property offers well-proportioned living spaces including a sizable breakfast kitchen, comfortable sitting room, a practical keeping cellar with brand new windows installed, two generous sized bedrooms, a house bathroom and a landing with a loft hatch and pull-down ladder, giving access to a newly fully insulated, half boarded loft space.

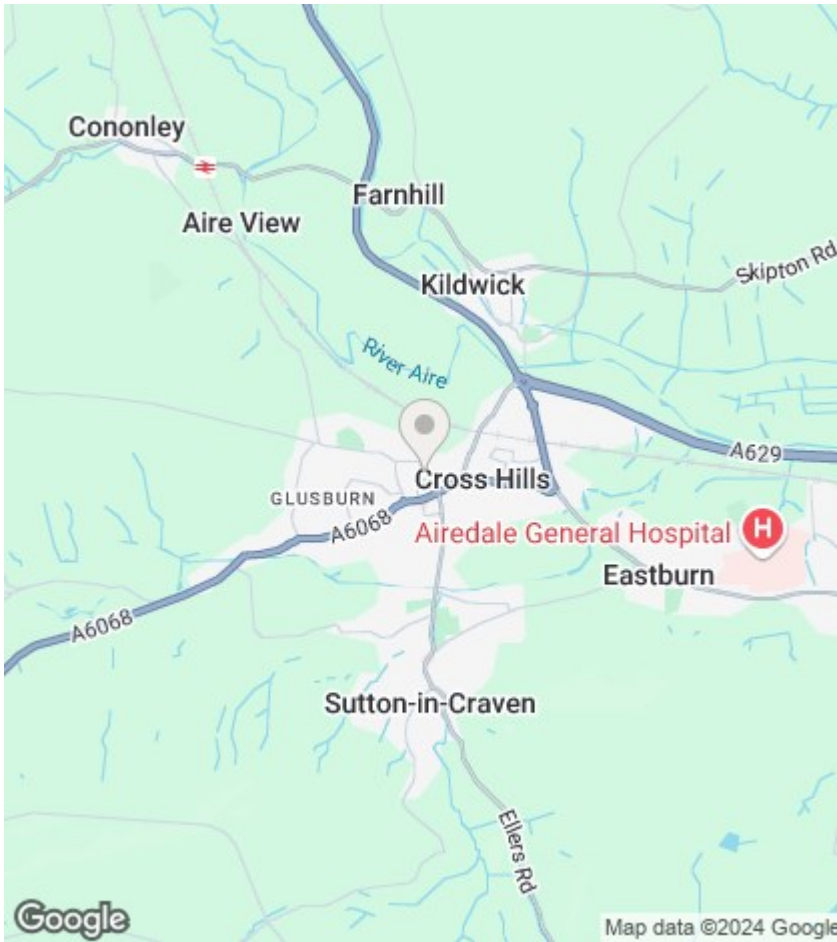
Outside, the property features a low-maintenance yard at the front and a charming cottage garden at the rear with pleasant open views. There is also parking for three cars in front of and alongside the house.

Conveniently situated just off the highly sought-after Park Road, this spacious end-terrace home is only a two-minute, level walk from the centre of Cross Hills, with a variety of schools, shops and amenities nearby.

Viewing is highly recommended to appreciate this wonderful home.

### **ADDITIONAL DETAILS**

**PLANS AND PHOTO'S OF THE KITCHEN ARE AVAILABLE ON REQUEST**



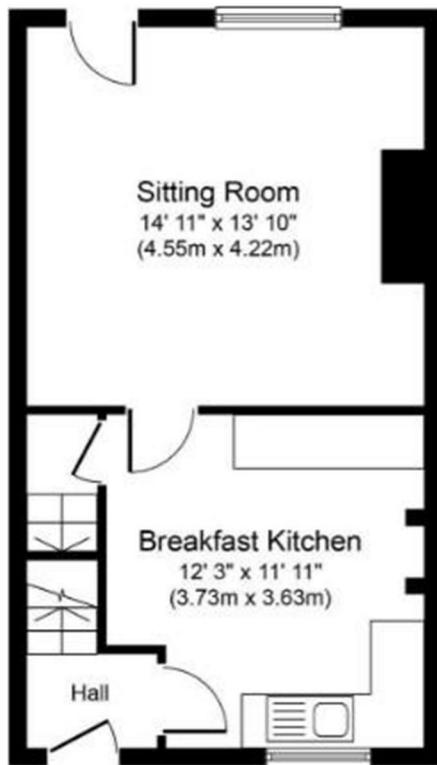
## Viewings

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

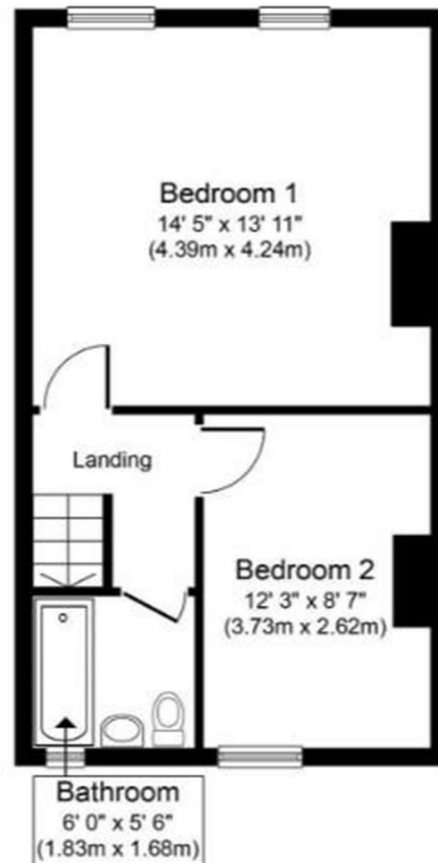
## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 89        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 66                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



Ground Floor



First Floor