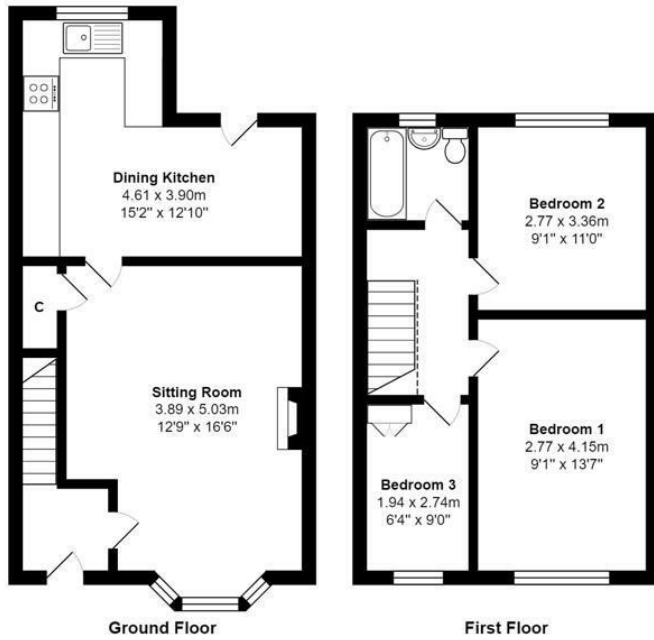




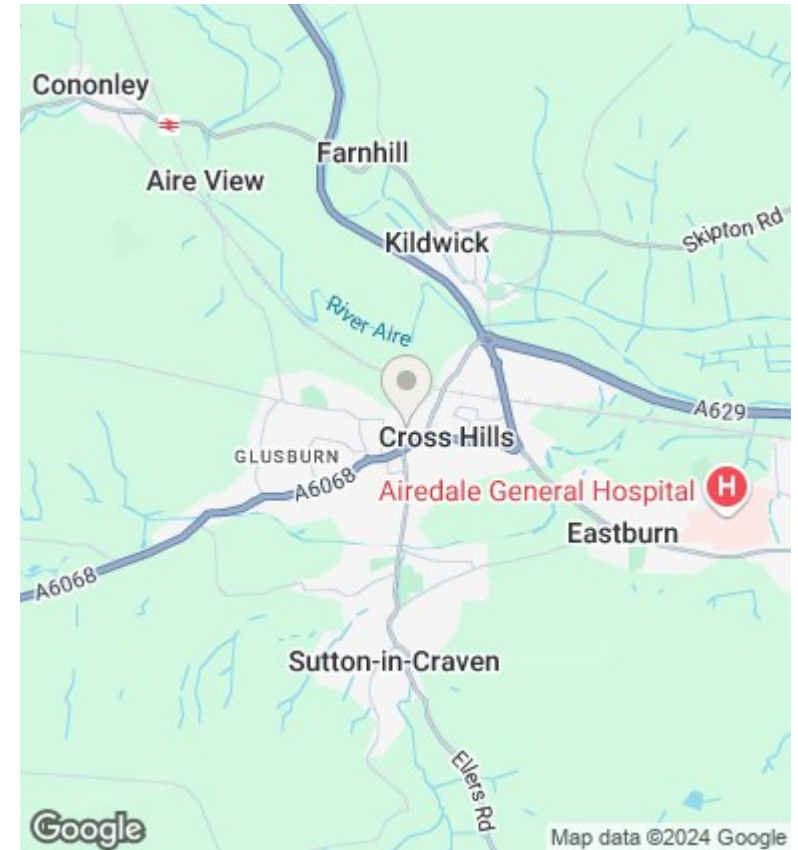
## 3A Park Road, Cross Hills, BD20 8AP

Asking Price £200,000

- AVAILABLE NOVEMBER / DECEMBER
- DELIGHTFUL GARDENS TO BOTH FRONT AND BACK
- STYLISH BATHROOM
- CLOSE TO AMENITIES AND GOOD BUS LINKS
- STUNNING THREE BEDROOM FAMILY HOME
- SPECTACULAR VIEWS
- NEAR OUTSTANDING SCHOOLS
- GARAGE AND PARKING
- BEAUTIFULLY DECORATED
- GAS CENTRAL HEATING/DOUBLE GLAZED



Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

D

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