



Chestnut Street, Cross Hills, BD20 8TN

Asking Price £169,950

- SUPERB MID-TERRACE PROPERTY
- GARDENS TO FRONT & REAR
- SPACIOUS MASTER BEDROOM
- IDEAL FOR FIRST TIME BUYERS
- CENTRAL VILLAGE LOCATION
- TWO BEDROOMS
- MODERN DINING KITCHEN
- USEFUL CELLER SPACE FOR STORAGE
- DOUBLE GLAZING & GAS CENTRAL HEATING

Chestnut Street, Cross Hills BD20 8TN

Searching for your first home in the heart of Cross Hills? Look no further - this CHARMING TWO-BEDROOM TERRACE could be the perfect fit. TUCKED AWAY IN A QUIET SPOT, yet just a short stroll from the village's bustling high street, this WELL-PRESENTED PROPERTY offers both FRONT AND REAR DELIGHTFUL GARDENS, A MODERN DINING KITCHEN AND A SPACIOUS MASTER BEDROOM.



Council Tax Band: B



PROPERTY DETAILS

Searching for your first home in the heart of Cross Hills? Look no further - this charming two-bedroom terrace could be the perfect fit.

Tucked away in a quiet spot, yet just a short stroll from the village's bustling high street, this well-presented property offers both front and rear delightful gardens, a modern dining kitchen and a spacious master bedroom with ample fitted wardrobes.

Upon entering, you'll find a well-equipped kitchen featuring a range of wall and base units, complemented by stylish tiling. The kitchen includes an integrated electric oven, hob and plumbing for a washing machine. There's also access to the first floor and a useful cellar with stone storage shelves.

The living room offers a cosy atmosphere with a gas fire set in a stone surround and a vestibule leads to the front garden via an external door.

Upstairs, the large master bedroom features a wide array of built-in wardrobes, while the second bedroom is ideal as a single room or home office. A contemporary shower room includes a spacious walk-in shower.

Externally, the front and rear gardens are flagged for easy maintenance. The rear garden features raised flower beds and the front garden offers a good level of privacy. Please note, there is pedestrian right of access to the front.

Cross Hills is a vibrant village with a thriving Main Street and a variety of independent businesses including hair salons, an Italian restaurant, gift shops and cosy cafes. For everyday essentials there is a Co-op and Spar. Highly-rated upper and primary schools make this area top choice for families.

Viewing is essential to appreciate what this wonderful property has to offer.



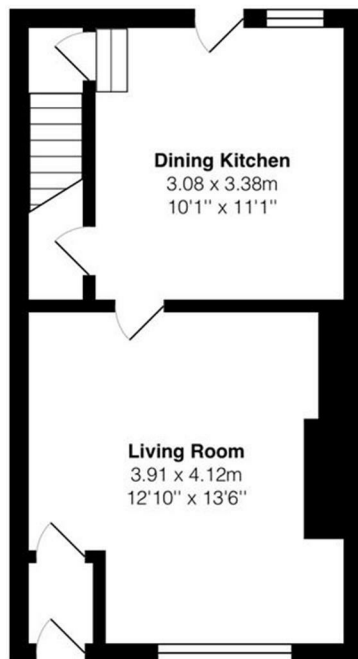
Viewings

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

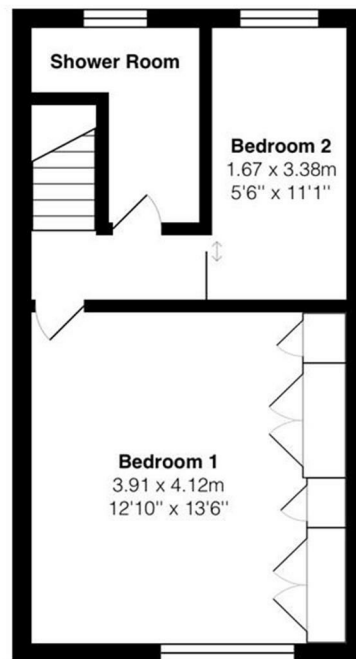
EPC Rating:

D

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



Ground Floor



First Floor

Total Area: 60.9 m² ... 656 ft²

All measurements are approximate and for display purposes only