



South View, Cross Hills, BD20 7LD

Asking Price £175,000

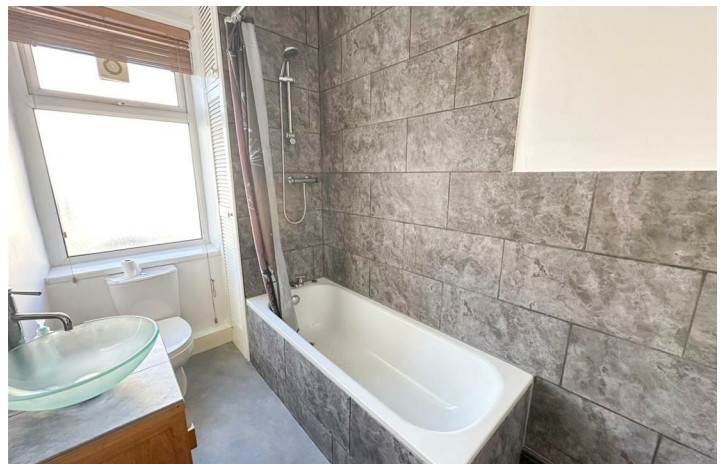
- NO UPPER CHAIN
- TWO BEDROOMS
- DINING KITCHEN
- IDEAL FOR FIRST-TIME BUYER
- POPULAR LOCATION
- THROUGH TERRACE PROPERTY
- REAR GARDEN
- USEFUL CELLAR & LOFT SPACES
- FAR REACHING VIEWS
- CLOSE TO LOCAL AMENITIES

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Offered with NO ONWARD CHAIN, this CHARMING TWO-BEDROOM THROUGH-TERRACE enjoys a CONVENIENT LOCATION with easy access to village amenities. Blending CHARACTER FEATURES with MODERN COMFORTS, the property benefits from a REAR GARDEN, a USEFUL CELLAR and a LOFT SPACE accessible via a pull-down ladder. It is an IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE while staying close to everyday conveniences.



Council Tax Band: B



PROPERTY DETAILS

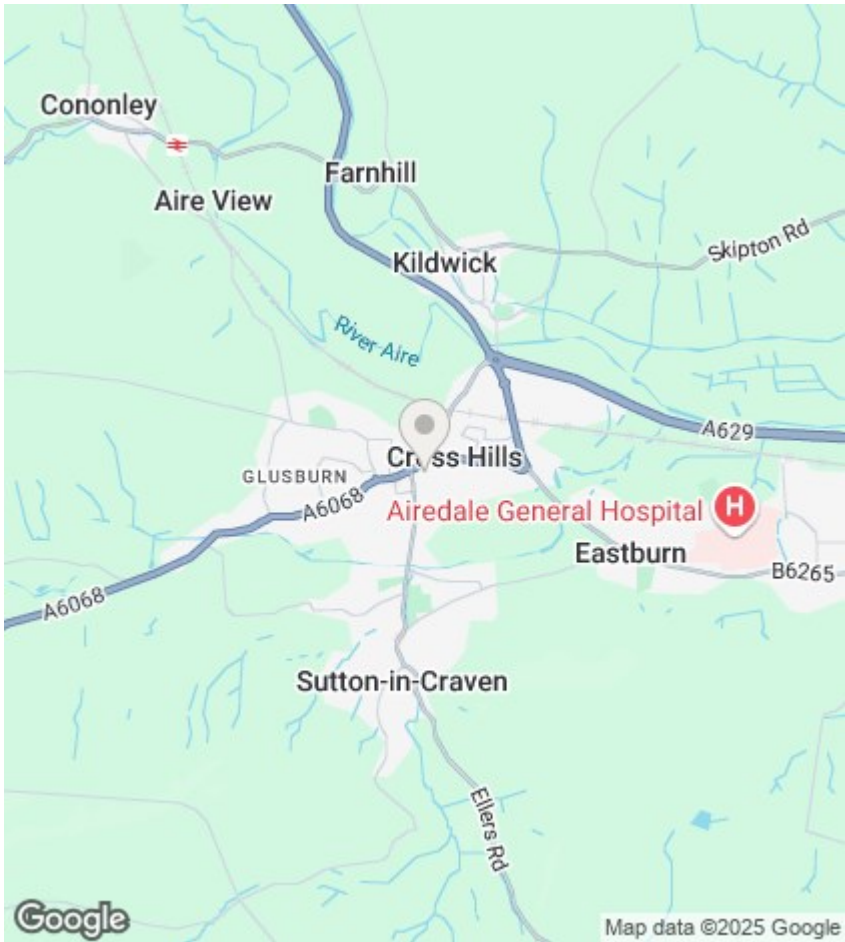
Offered with no onward chain, this charming two-bedroom through-terrace enjoys a convenient location with easy access to village amenities. Blending character features with modern comforts, the property benefits from a rear garden, a useful cellar and a loft space accessible via a pull-down ladder. It is an ideal choice for first-time buyers or those looking to downsize while staying close to everyday conveniences.

The property opens into a welcoming entrance vestibule, leading to a spacious living room featuring a stylish fireplace. The dining kitchen is fitted with a range of units, an integrated gas hob and an electric oven. A striking exposed stone feature wall adds character, while access to the cellar provides additional storage. From the kitchen, doors open to the rear garden, perfect for entertaining or alfresco dining.

Upstairs, the first floor comprises a generous main bedroom with far-reaching views, a well-proportioned single bedroom and a modern house bathroom. A large storage cupboard is accessible from the landing, along with a pull-down ladder leading to the loft.

This thriving village boasts a bustling Main Street lined with independent businesses, including hairdressers, barbers, an Italian restaurant, bespoke gift shops and cafés. Everyday essentials are catered for by the Co-op and Spar, while the highly regarded South Craven School is just a short distance away.

Viewing is highly recommended to fully appreciate this delightful home.



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 79.2 m² ... 853 ft²

All measurements are approximate and for display purposes only