



**Hargreaves Street, Cross Hills, BD20 7SQ**

**Asking Price £187,500**

- INNER TERRACE PROPERTY
- POTENTIAL FOR A FOURTH BEDROOM
- LOW MAINTENANCE SEATING AREA
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- OFF-ROAD PARKING
- UPGRADED TO AN IMPRESSIVE STANDARD
- EXCELLENT COMMUTING LINKS



# Hargreaves Street, Cross Hills, BD20 7SQ

An exceptional opportunity to acquire a SPACIOUS THREE (POTENTIALLY FOUR) BEDROOM INNER TERRACE HOME WITH OFF-ROAD PARKING. This home offers both comfort and flexibility, ideal for families or those seeking extra space to work from home.



Council Tax Band: B



## PROPERTY DETAILS

An exceptional opportunity to acquire a spacious three (potentially four) bedroom inner terrace home with off-road parking.

Nestled in the charming and ever-popular village of Cross Hills, this beautifully presented inner terrace home offers a rare chance to acquire a substantial and versatile property, thoughtfully upgraded by the current owners to an impressive standard throughout. With three generously sized double bedrooms—and the potential to create a fourth—this home offers both comfort and flexibility, ideal for families or those seeking extra space to work from home.

Upon arrival, a private archway—owned by the property—provides off-road parking and leads to a quaint rear seating area, perfect for enjoying a morning coffee or evening glass of wine.

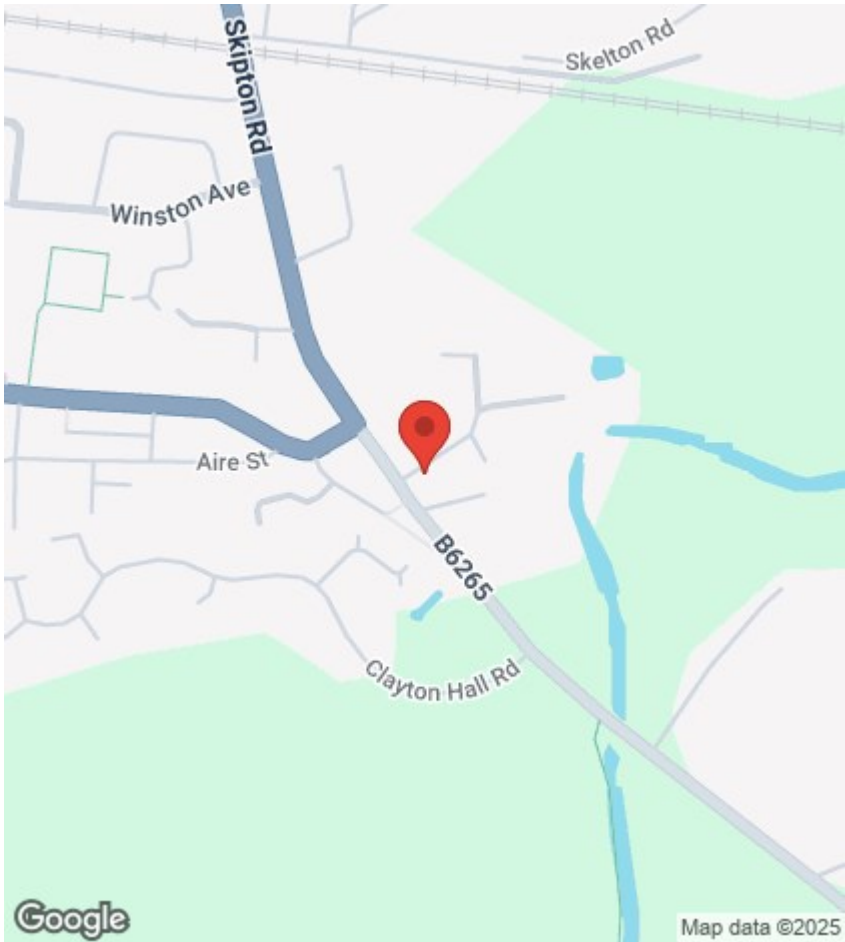
Step inside through the welcoming entrance hall, which opens into a warm and inviting sitting room. Here, a striking red brick fireplace with a multi-fuel stove takes centre stage, creating a cosy atmosphere that's perfect for relaxing evenings. Double doors lead through to a thoughtfully designed galley-style breakfast kitchen, complete with modern fittings, ample storage and two rear-facing windows that flood the space with natural light. A convenient rear door offers direct access to the outside seating area.

Upstairs, a spacious landing connects three double bedrooms, all tastefully decorated, along with a stylish and contemporary family bathroom. A separate room currently used as an office or dressing room offers excellent flexibility and could easily be converted into a fourth bedroom, subject to the necessary consents.

Externally, the property benefits from private off-road parking and a charming low-maintenance seating area at the rear. Hargreaves Street is a quiet, friendly row of similar properties situated at the gateway to Cross Hills, a thriving village known for its strong community feel and excellent amenities. Families will appreciate the outstanding local schools, all within walking distance, while the bustling main street offers a superb selection of shops, cafés, restaurants, bars, a supermarket, as well as medical and dental practices.

For commuters, the location boasts excellent transport links, making it a practical yet picturesque place to call home.

This is a rare chance to secure a spacious, move-in-ready home with scope for further flexibility, all in a vibrant and well-connected village. Internal viewing is highly recommended to truly appreciate the size, finish and potential on offer.



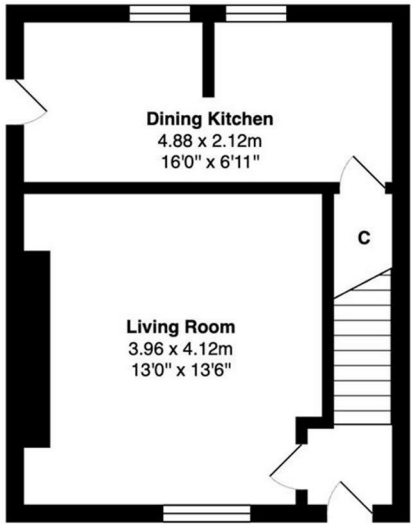
## Viewings

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

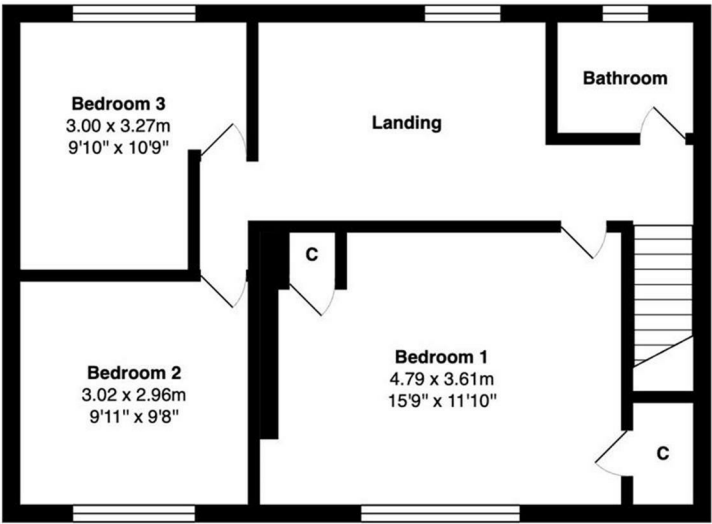
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 81.6 m<sup>2</sup> ... 879 ft<sup>2</sup>

All measurements are approximate and for display purposes only