



Hargreaves Street, Cross Hills, BD20 7SQ

Asking Price £175,000

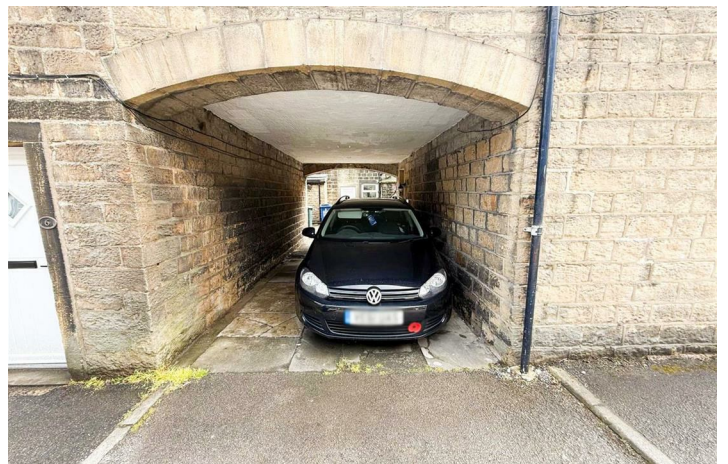
- INNER TERRACE PROPERTY
- POTENTIAL FOR A FOURTH BEDROOM
- LOW MAINTENANCE SEATING AREA
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- OFF-ROAD PARKING
- UPGRADED TO AN IMPRESSIVE STANDARD
- EXCELLENT COMMUTING LINKS

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.

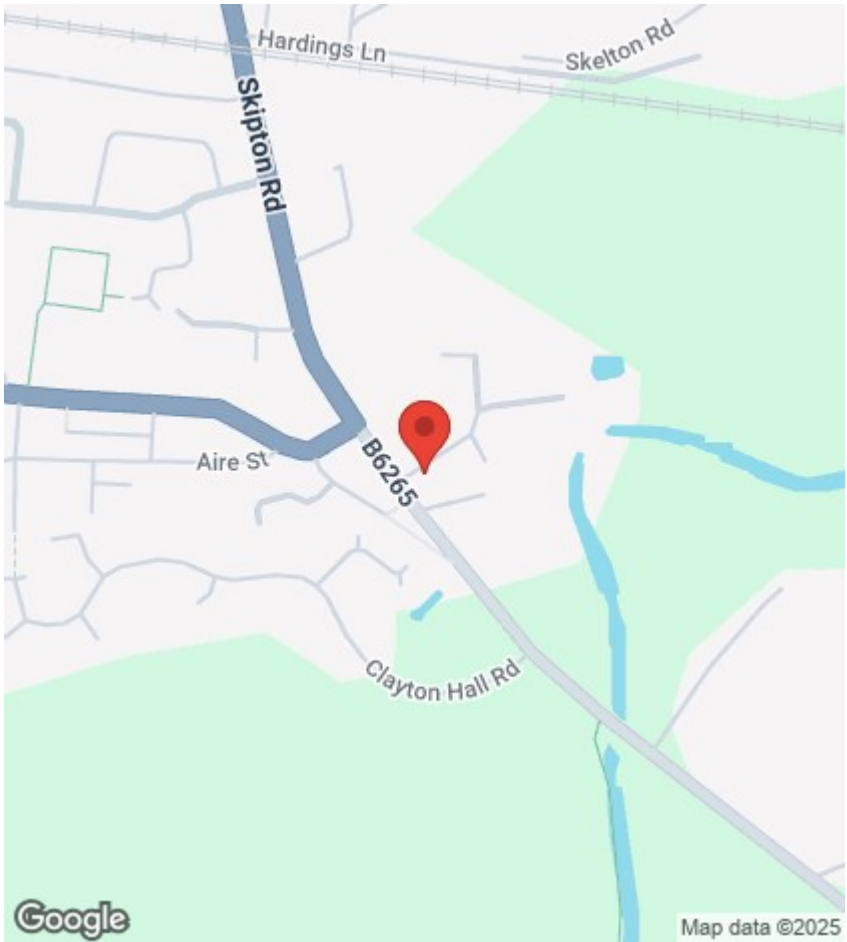
Step inside through the welcoming entrance hall, which opens into a warm and inviting sitting room. Here, a striking red brick fireplace with a multi-fuel stove takes centre stage, creating a cosy atmosphere that's perfect for relaxing evenings. Double doors lead through to a thoughtfully designed galley-style 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.



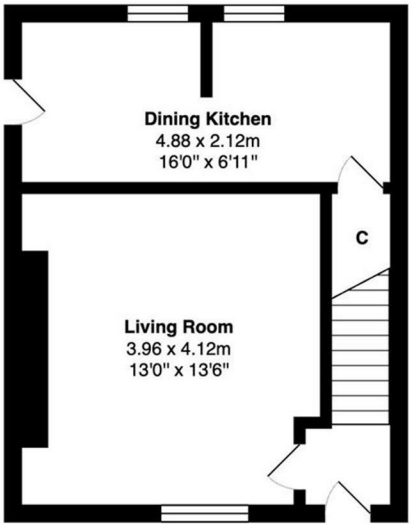
Viewings

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

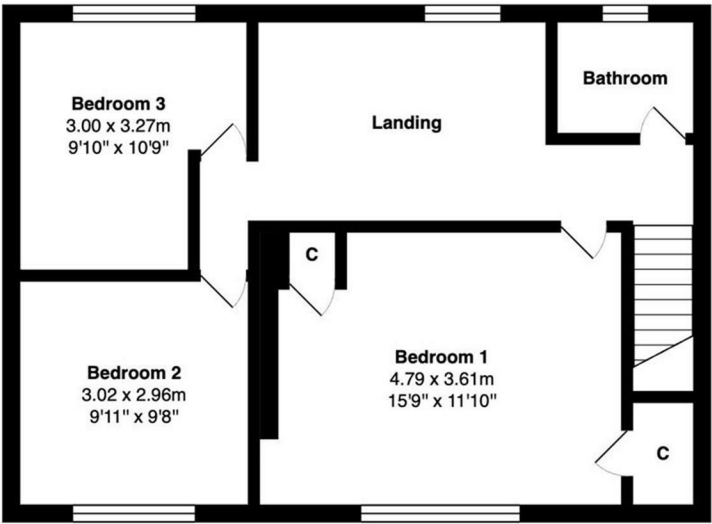
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(55-68) D		
(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: 81.6 m² ... 879 ft²

All measurements are approximate and for display purposes only