



Park Road, Cross Hills, BD20 8AP

Asking Price £200,000

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

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Wilman & Lodge proudly introduces this stunning, THREE-BEDROOM family home to the market, METICULOUSLY TRANSFORMED by the current owners with care, attention to detail and a keen eye for interior design. The property offers a FRONT AND REAR GARDEN, SINGLE GARAGE and nearby OFF ROAD PARKING.



Council Tax Band: B



PROPERTY DETAILS

Wilman & Lodge proudly introduces this stunning three-bedroom family home to the market, meticulously transformed by the current owners with care, attention to detail and a keen eye for interior design. Nestled in a slightly elevated position, the property offers charming views over the front garden and towards Farnhill and Kildwick. Upon crossing the threshold, the exceptional nature of this residence becomes immediately apparent.

Comprising an entrance hall, a stylish sitting room boasting fabulous views and a spacious modern living/dining kitchen perfect for family gatherings and entertaining, with direct access to the rear private enclosed paved garden through French doors.

The first floor hosts three bedrooms, two enjoying picturesque distant views, accompanied by a stylish modern house bathroom.

Outside, gardens grace both front and rear the rear being paved for ease and offering a great deal of privacy, complemented by a single garage and nearby off-road parking.

Situated within a small row of similarly high-quality properties, this gem offers tranquillity while being just a short stroll from all amenities in this sought-after village location. Excellent schooling options for all ages, a variety of recreational facilities and everyday shops enhance the appeal. Superb transport links include a convenient bus service, with train stations in Steeton or Cononley only a short distance away, facilitating easy access to major business hubs in North and West Yorkshire.

With its remarkable features and sought-after location, this property is sure to garner swift interest. Don't delay, schedule your viewing appointment today.

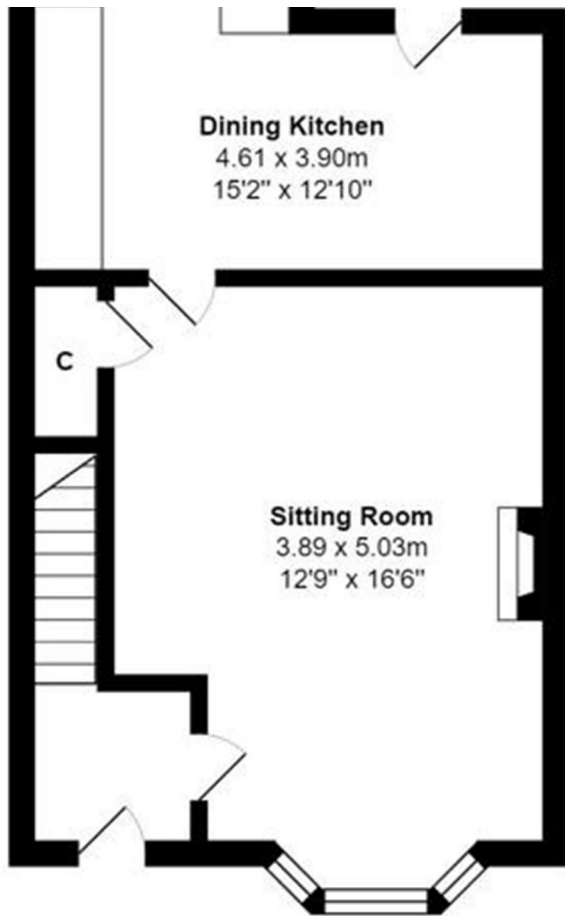


Viewings

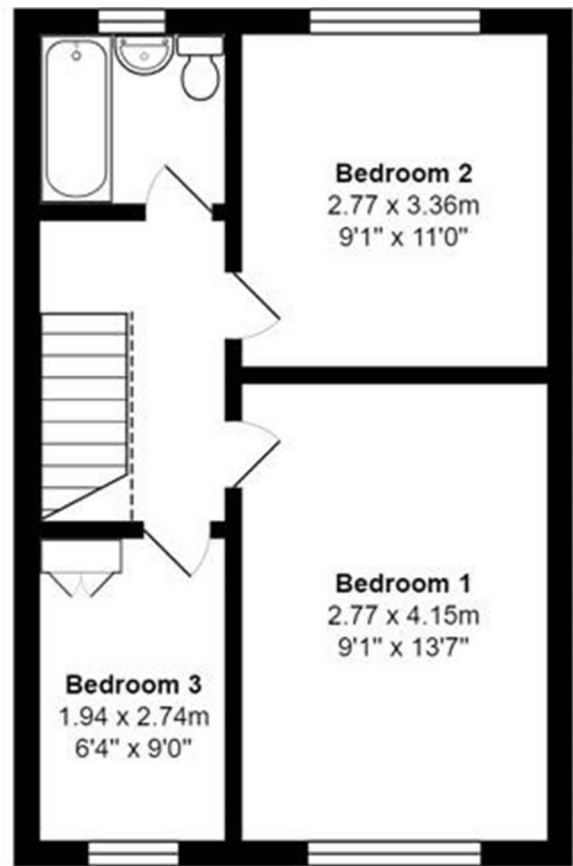
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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