



Beech Street, Cross Hills, BD20 8TL

Asking Price £249,950

- MAGNIFICENT STONE BUILT HOME
- POTENTIAL FOR A SELF CONTAINED ANNEXE
- WROUGHT IRON FRONTAGE
- ACCESS AVAILABLE TO BOTH GROUND & LOWER FLOOR
- EVERYDAY AMENITIES ON YOUR DOORSTEP
- FOUR BEDROOMS
- OPEN-PLAN DINING KITCHEN
- VERSITILE LIVING SPACE
- MOVE STRAIGHT IN 'HOME'
- WIDE SENSE OF COMMUNITY IN THE AREA

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Beautifully arranged over four spacious floors, this magnificent stone-built home offers an impressive amount of versatile living space that simply must be seen to be appreciated. The lower ground floor has been thoughtfully designed with the potential to function as a self-contained annexe making it ideal for multi-generational living.



Council Tax Band: B



PROPERTY DETAILS

Don't be deceived by this property's roadside appearance – what lies beyond is truly exceptional. Beautifully arranged over four spacious floors, this magnificent stone-built home offers an impressive amount of versatile living space that simply must be seen to be appreciated. The lower ground floor has been thoughtfully designed with the potential to function as a self-contained annexe making it ideal for multi-generational living, independent teenagers, guests, or a growing and blended family.

The current owners have undertaken a complete back-to-brick renovation, transforming the property into a stunning contemporary home while carefully preserving its wealth of original character. Finished to an exceptional standard throughout this is a true "move straight in" home where every detail has been considered.

Ideally situated just a short stroll from the heart of Cross Hills, you'll enjoy an excellent range of shops, cafés, restaurants, supermarket and everyday amenities practically on your doorstep. The village itself has a wonderful sense of community and is particularly popular with families, benefiting from highly regarded schools for all ages within comfortable walking distance. Excellent bus services are close by while Steeton railway station provides convenient connections to Leeds, Skipton and the wider business centres.

Step through the attractive wrought iron front garden into a welcoming entrance vestibule with stylish wood-effect flooring leading into a spacious entrance hall with an open staircase rising to the first floor. To the front of the property, the elegant sitting room perfectly blends period charm with modern comfort featuring an attractive fireplace, original built-in cupboards and drawers, and beautiful original ceiling cornicing.

To the rear, the impressive open-plan dining kitchen forms the heart of the home. Contemporary in design, it features a central breakfast island, integrated appliances including an American-style fridge/freezer, and ample space for entertaining family and friends, with direct access to the rear of the property.

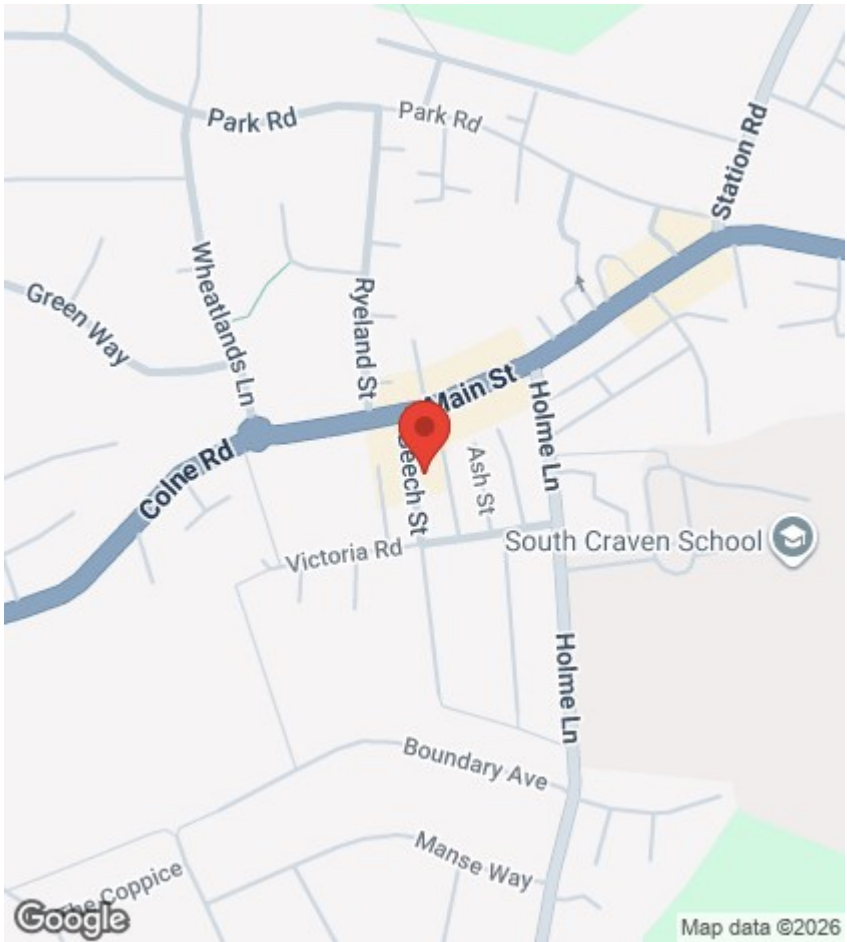
The lower ground floor is an outstanding and highly flexible living space. Accessed via an inner hallway with utility area, it comprises a hallway with useful storage leading to a magnificent open-plan living, dining and kitchen area. A striking inglenook-style fireplace creates a wonderful focal point while exposed beams and high ceilings add warmth and character. There is also a purpose-built home office, cloakroom and direct access to the rear garden. This entire level could easily serve as a self-contained annexe with bedroom offering exceptional flexibility for modern family life.

The first floor offers a spacious landing with rear window and staircase to the second floor. There are two generous double bedrooms, both benefiting from built-in wardrobes together with a luxurious four-piece family bathroom finished to a high specification with the added benefit of under floor heating.

Occupying the entire second floor is a superb principal bedroom, flooded with natural light from two Velux windows. With useful storage within both eaves, this expansive room also offers the potential, subject to the necessary approvals, to be divided into two separate rooms if additional accommodation is required this also includes the required pipework needed to be able to convert into an ensuite.

Externally, the property continues to impress. The attractive wrought iron frontage provides excellent kerb appeal while the generous rear garden has been designed for relaxation and entertaining, featuring extensive paving and a raised decked seating area with a covered pergola. Access is available to both the ground and lower ground floors from the garden, further enhancing the flexibility of the accommodation.

Offering outstanding space, exceptional presentation and remarkable versatility in a sought-after village location, this truly is a rare opportunity. Whether you're searching for a forever family home, space for multi-generational living or simply a property that stands head and shoulders above the rest, this magnificent home is one that demands an internal viewing to fully appreciate everything it has to offer.



Viewings

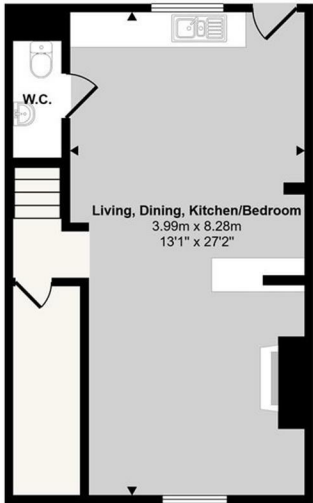
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

C

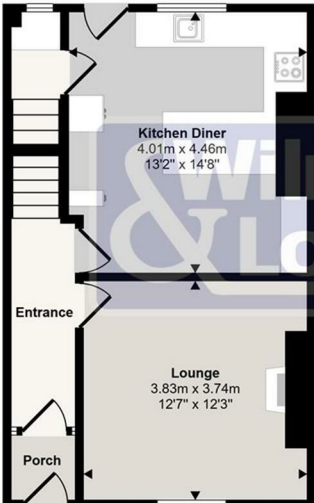
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
158 sq m / 1697 sq ft

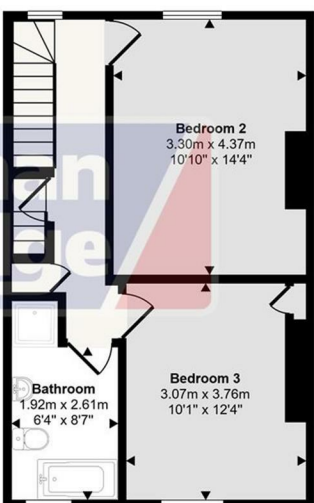


Lower Ground Floor
Approx 41 sq m / 444 sq ft

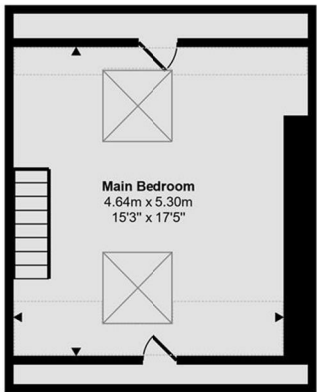
Denotes head height below 1.5m



Ground Floor
Approx 42 sq m / 455 sq ft



First Floor
Approx 42 sq m / 453 sq ft



Second Floor
Approx 32 sq m / 345 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.