



Ash Street, Cross Hills, BD20 8TR

Offers Over £199,950

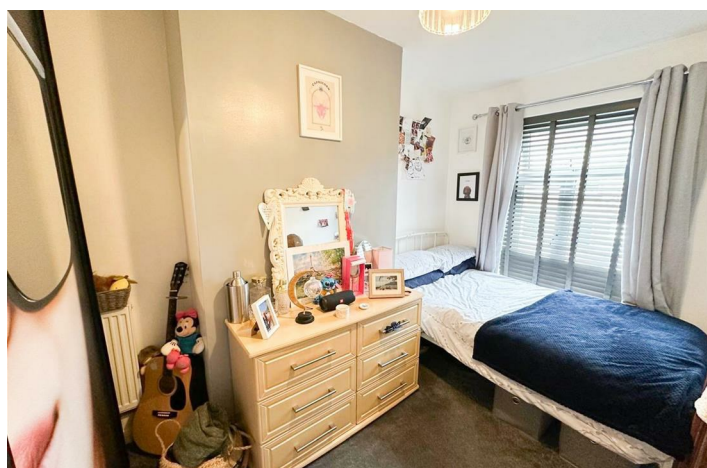
- STONE BUILT TERRACE
- ENCLOSED YARD TO REAR
- STUNNING DINING KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- THREE DOUBLE BEDROOMS
- SITTING ROOM WITH MULTI FUEL STOVE
- BEAUTIFULLY DECORATED
- SOUGHT AFTER LOCATION

Ash Street, Cross Hills, BD20 8TR

This superb three-bedroom, stone-built traditional terrace blends timeless character with stylish modern touches, creating a home of real distinction. Arranged over three generous floors, it offers exceptional family living space that must be seen to be fully appreciated.



Council Tax Band: B



PROPERTY DETAILS

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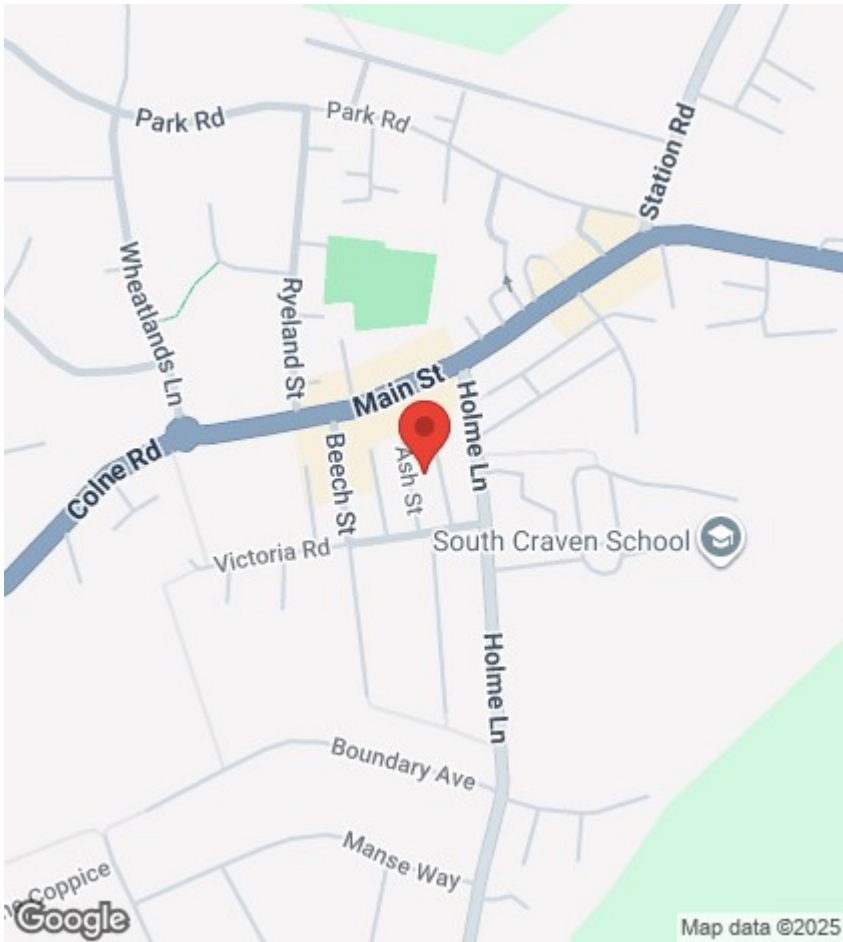
From the moment you step inside, the charm is evident. The inviting sitting room features a multi-fuel stove set into the chimney breast, complemented by warm finishes and thoughtful detailing. The heart of the home is without doubt the stunning dining kitchen, a beautifully designed space with high-gloss cabinetry, sleek granite-effect work surfaces and an impressive range-style cooker set within a feature recess. A central island with seating adds a sociable flair, while direct access to the basement and rear make this both a practical and stylish hub for everyday living.

The first floor offers two excellent double bedrooms, alongside a luxurious bathroom with contemporary fittings, rainfall shower and elegant finishes that bring a touch of spa-like indulgence. Rising to the second floor, a spacious attic bedroom with Velux window provides a perfect retreat, brimming with light and versatility.

Outside, the generous rear yard is fully enclosed with timber fencing and includes a useful timber shed—ideal for outdoor storage or a creative garden space.

Ash Street occupies a prime position in the very heart of this highly sought-after village, just a short stroll from a wealth of amenities including vibrant cafés, restaurants, bars and shops. Families will appreciate the outstanding schooling options for all ages, while commuters benefit from excellent bus services and nearby train links at Cononley and Steeton, placing wider travel within easy reach.

This is more than just a house—it's a lifestyle. A characterful, modernised home in a location that truly has it all. Early viewing is strongly recommended to appreciate the quality and scale of accommodation on offer.



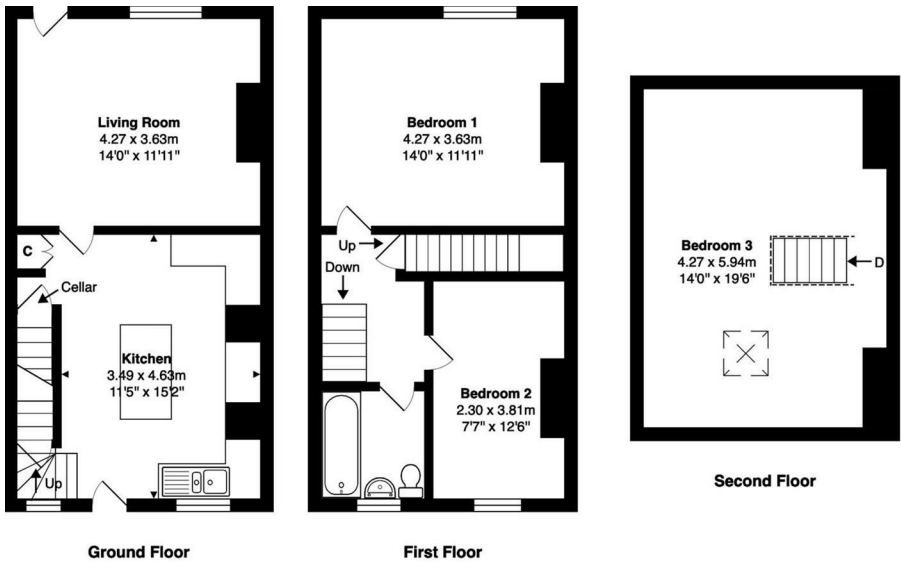
Viewings

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		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

First Floor

Second Floor

Total Area: 97.3 m² ... 1047 ft²

All measurements are approximate and for display purposes only