



Jessamine Place, Cross Hills, BD20 7RP

Asking Price £275,000

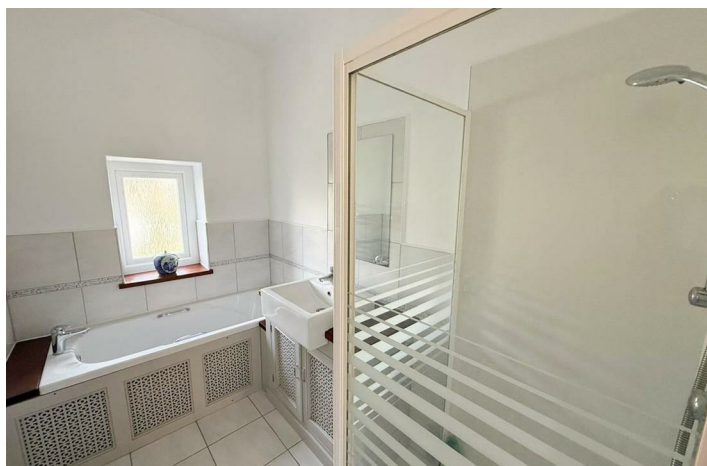
- CHARMING THREE-BEDROOM END TERRACE PROPERTY
- GENEROUS GARDENS TO SIDE & REAR
- MODERN, WELL-EQUIPPED DINING KITCHEN
- SOLID ROOF CONSERVATORY
- SPACIOUS DORMER BEDROOM WITH VELUX WINDOW
- OFF-ROAD PARKING
- FULL PLANNING PERMISSION FOR ADJOINING THREE-BED HOUSE
- GENEROUS SITTING ROOM WITH FEATURE FIREPLACE
- ARRANGED OVER THREE FLOORS
- PEACEFUL LOCATION

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This charming three-bedroom end-terrace home presents a unique opportunity—not only does it offer spacious, well-planned accommodation over three floors, but it also comes with full planning permission to build an adjoining three-bedroom house to the side (see Craven Planning decision number ZA24/26612/FUL – plans available to view online).



Council Tax Band: B



PROPERTY DETAILS

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From the moment you arrive, the property's inviting presence is clear. A welcoming front porch, flanked by side windows that draw in natural light, opens into a modern, well-equipped dining kitchen. Bright, airy and thoughtfully designed, this room is perfect for family meals and entertaining. A useful keeping cellar provides excellent storage space.

The generous sitting room combines warmth and character, featuring an attractive fire surround with a recessed fire, original built-in cabinets and fitted shelving. French doors lead into the solid-roof conservatory, a versatile living space that flows effortlessly out to the garden, ideal for relaxing in all seasons.

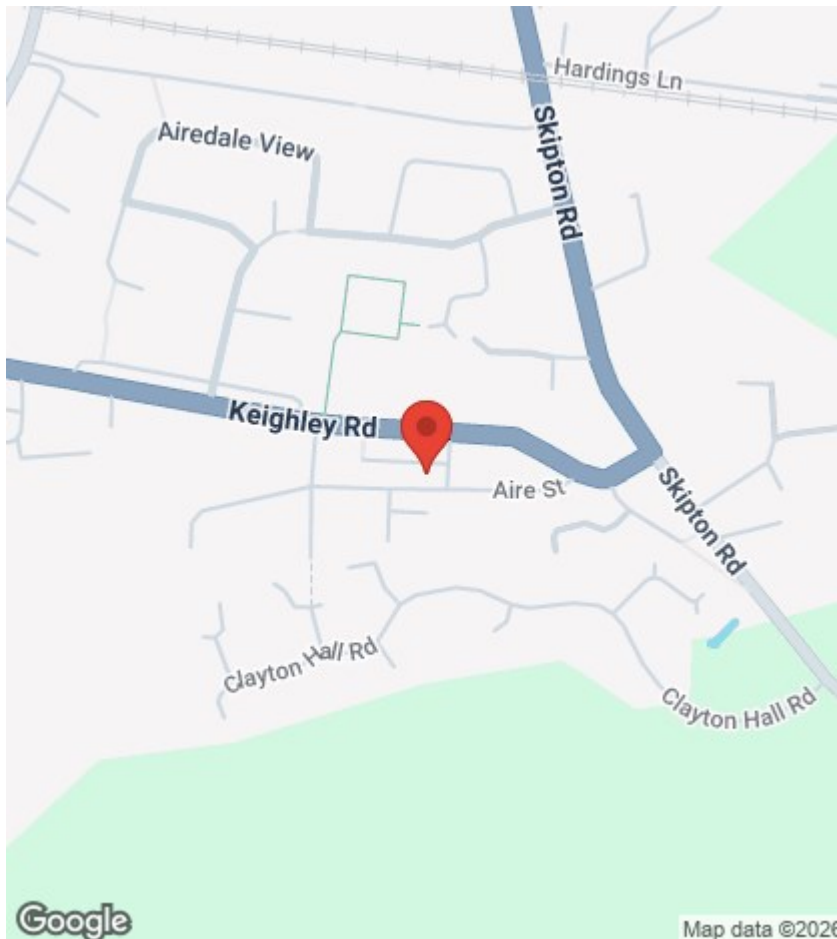
Upstairs, a spacious first-floor landing—with built-in cupboards and access to the top floor—leads to a double bedroom and a good-sized single, both with fitted wardrobes. The modern family bathroom includes a bath and separate shower, complemented by a separate cloakroom.

On the second floor, a striking red-brick feature wall and built-in dressing table set the tone for the magnificent dormer bedroom. This impressive space boasts bespoke fitted furniture, a feature wall, abundant storage and a Velux roof window that floods the room with light.

Outside, the property benefits from off-road parking, along with a generous garden to the side and rear—offering plenty of space for outdoor enjoyment or potential landscaping.

Tucked away on Jessamine Place, the home enjoys a quiet yet convenient location on the approach to Cross Hills. The village is just a short stroll away, offering a wide selection of everyday amenities, excellent schools for all ages, doctors, dentists and leisure facilities including pubs, restaurants and coffee shops. Superb bus links connect you locally, while the neighbouring village's train station provides direct access to the major business hubs of North and West Yorkshire and beyond.

For buyers seeking a substantial home in a sought-after village—with the bonus of approved development potential—this property is a rare find and ready to move into.



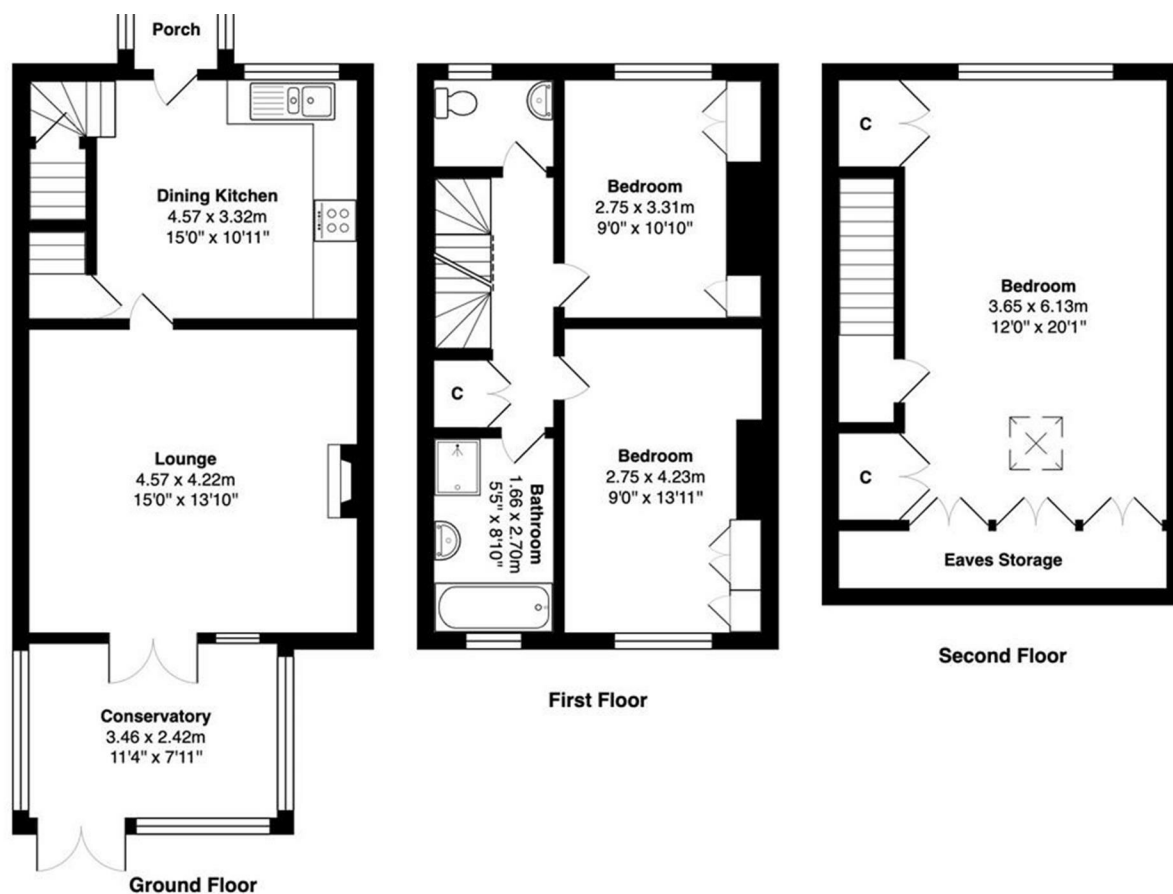
Viewings

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		
(81-91) B		87
(69-80) C	69	
(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	



Total Area: 113.1 m² ... 1218 ft²