



Station Road, Cross Hills, BD20 7EH

Asking Price £245,000

- STONE BUILT TOWNHOUSE
- DETACHED SINGLE GARAGE
- GENEROUS GARDENS TO FRONT & REAR
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- ADDITIONAL OFF STREET PARKING
- MODERN DINING KITCHEN
- VIEWING A MUST!

Station Road, Cross Hills, BD20 7EH

A beautifully presented two double bedroom stone-built townhouse, occupying a prominent yet private position, with exceptionally generous gardens to both the front and rear, a detached single garage and additional off-street parking.



Council Tax Band: C



PROPERTY DETAILS

A beautifully presented two double bedroom stone-built townhouse, occupying a prominent yet private position, with exceptionally generous gardens to both the front and rear, a detached single garage, and additional off-street parking.

Offered in immaculate, turn-key condition, this charming home effortlessly combines character features with stylish modern living. A particular highlight is the superb attic room, complete with a Velux window, offering highly versatile additional space ideal for a home office, hobbies room, or occasional guest accommodation, this does not have building regulations but provides superb extra space.

Approached through a charming garden gate, the property welcomes you with a beautifully maintained front garden leading to a spacious entrance hallway with useful built-in storage. To the front elevation is the delightful sitting room, featuring a large picture bay window overlooking the garden and an attractive fireplace, creating a warm and inviting atmosphere.

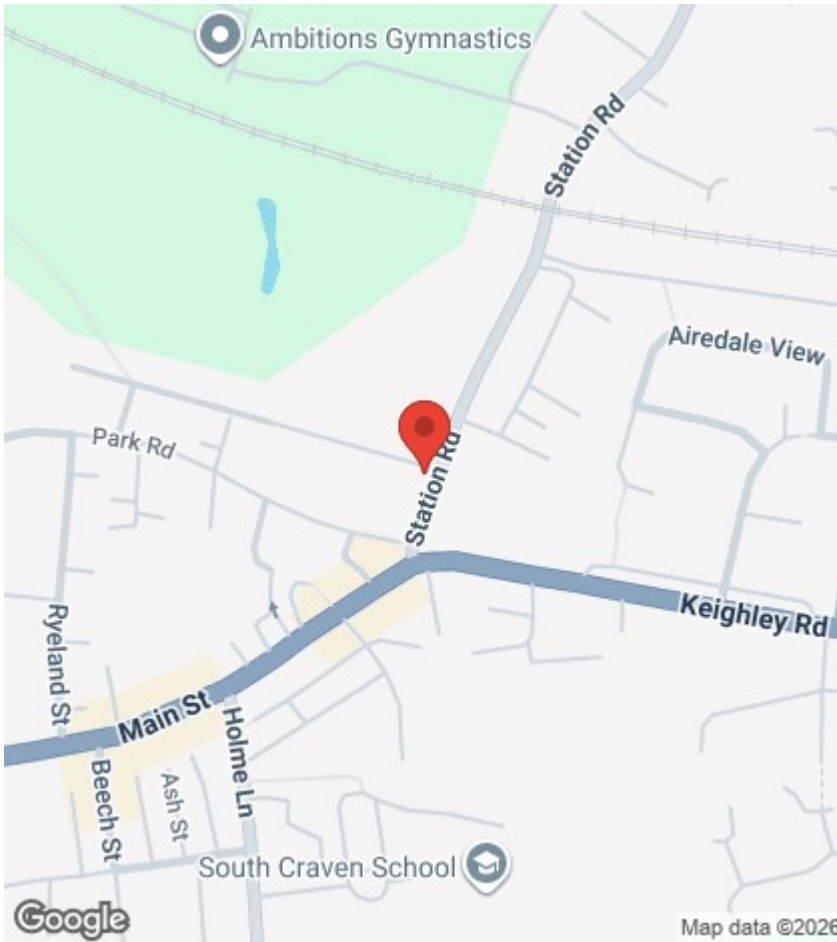
To the rear of the property is a stunning modern dining kitchen, thoughtfully designed for contemporary living and entertaining. The kitchen is well-equipped with quality fittings, a separate island unit, stylish flooring, rear aspect window and large French doors opening directly onto the spacious low-maintenance rear garden. Beyond the garden is access to the detached single garage and private parking space.

The first floor offers two generously proportioned double bedrooms, both enjoying lovely open views and fitted furniture, alongside a luxurious contemporary shower room. An inner landing provides access to the impressive attic room on the second floor.

7 Station Road forms part of an attractive row of traditional stone-built townhouses, set slightly back from the main road, offering an excellent degree of privacy whilst remaining conveniently positioned close to local amenities.

Cross Hills' vibrant main street is just a short walk away and continues to be a highly sought-after village location for buyers of all ages. The village boasts an excellent range of independent shops, cafés, bars, restaurants, supermarket, doctors' surgery, dentist and highly regarded schools for all age groups. Commuters are equally well served, with regular bus routes nearby and rail links available from the neighbouring villages of Cononley and Steeton.

For buyers seeking a spacious, beautifully finished home in a convenient and desirable village setting, this outstanding property is sure to impress.



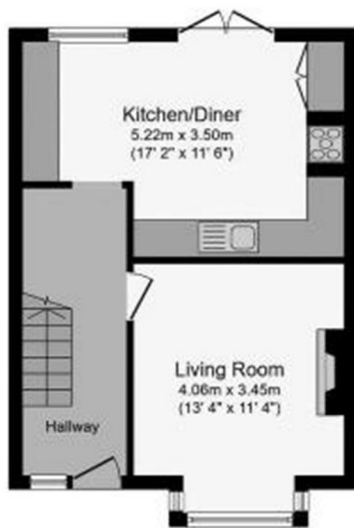
Viewings

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

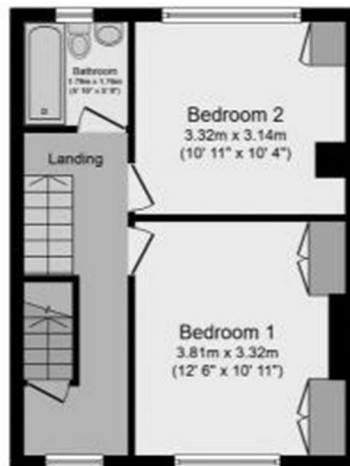
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		51	
(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 floor area 93.4 sq.m. (1,006 sq.ft.) approx