



Station Road, Cross Hills, BD20 7DT

Asking Price £229,995

- TERRACED PROPERTY
- LARGE INTEGRAL GARAGE
- DRIVEWAY TO REAR
- MASTER BEDROOM WITH FITTED WARDROBES
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- FRONT GARDEN WITH PATIO
- MODERN DINING KITCHEN
- UTILITY AREA
- SOUGHT AFTER VILLAGE LOCATION

Station Road, Cross Hills, BD20 7DT

This well-presented three-bedroom property is a short walk to village amenities and has a large integral garage/workshop, modern kitchen and spacious rooms throughout.



Council Tax Band: C



PROPERTY DETAILS

Searching for a home that offers versatile living space and easy access to local amenities? This attractive three-bedroom property is within walking distance of South Craven School and features a generous integral garage/workshop, a contemporary kitchen and well-proportioned rooms throughout.

The property welcomes you into a useful entrance vestibule with space for coats and shoes, along with stairs leading to the first floor.

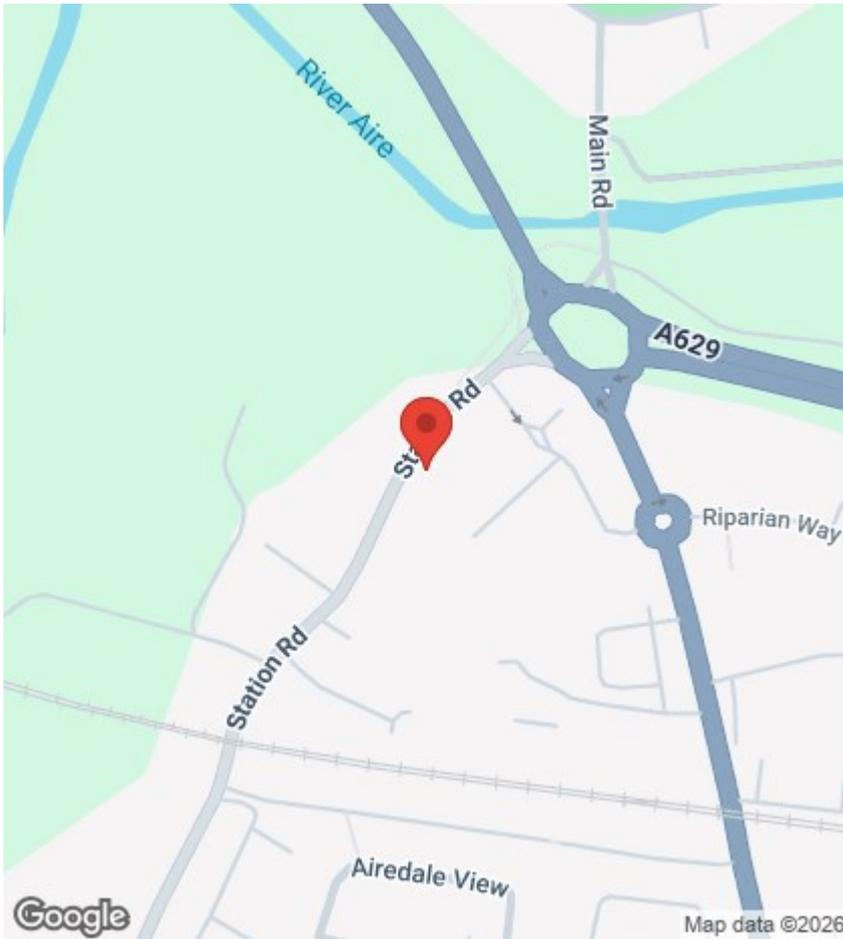
Positioned to the right, the spacious living room provides ample space for a variety of furniture arrangements. To the rear, the spacious, modern dining kitchen is fitted with a range of wall and base units, plus an integrated oven, grill and hob. A rear door gives access to the parking area, while an internal door leads down to the integral garage/workshop.

Located on the lower ground floor, this impressive space benefits from vehicle access via Back Station Road. It incorporates a dedicated utility area with sink and plumbing for a washing machine, as well as a cloakroom/WC—making it ideal for storage, or a practical workspace.

Upstairs, there are two generous double bedrooms - with the front bedroom featuring a full range of fitted wardrobes. The third bedroom is currently arranged as a walk-in wardrobe but would also suit use as a nursery or home office. A stylish house bathroom completes the first floor.

Outside, the property boasts a front garden with a small patio area, along with a substantial tarmac driveway to the rear providing access to the garage. There is also potential to partition part of this space to create a more defined rear garden area.

A great choice for young families or professionals alike.



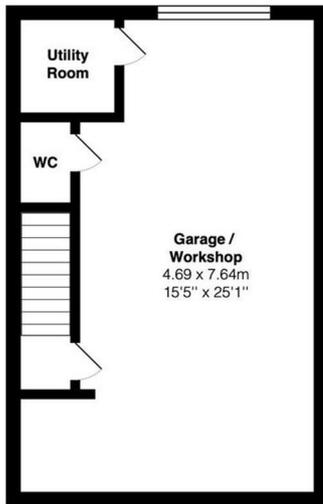
Viewings

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

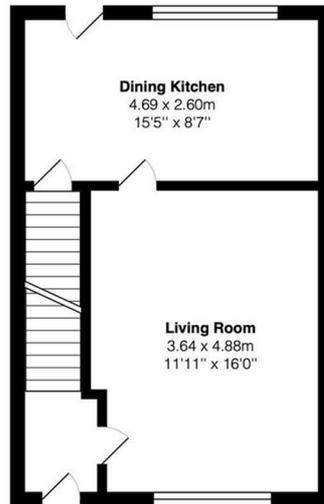
EPC Rating:

C

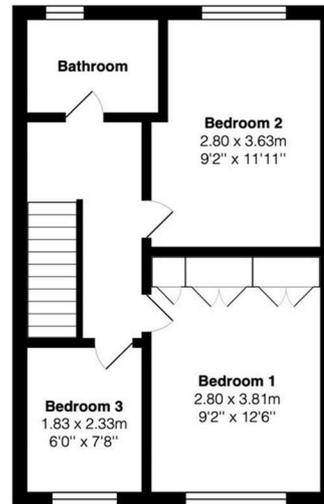
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 106.1 m² ... 1142 ft²

All measurements are approximate and for display purposes only