55 Main Street, Cross Hills, BD20 8TT

Asking Price £289,950

- TWO SELF CONTAINED APARTMENTS
- PRIVATE REAR PARKING
- APARTMENT 55A - TWO DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- CONTACT OFFICE FOR EPC DETAILS
- SPACIOUS RETAIL SHOP
- PRIVATE ENTRANCE TO EACH INDIVIDUAL UNIT
- APARTMENT 55B - ONE DOUBLE BEDROOM
- VERSATILE AND REWARDING INVESTMENT OPPORTUNITY

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
01535 636238

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An Outstanding Mixed-Use Investment Opportunity in the Heart of Cross Hills
A rare opportunity has arisen to acquire a substantial mixed-use property comprising two spacious self-contained apartments, a prominent retail shop and private rear parking, all occupying a prime position on the bustling Main Street in the centre of Cross Hills.

3 2 2

Council Tax Band: A

PROPERTY DETAILS

An Outstanding Mixed-Use Investment Opportunity in the Heart of Cross Hills

A rare opportunity has arisen to acquire a substantial mixed-use property comprising two spacious self-contained apartments, a prominent retail shop and private rear parking, all occupying a prime position on the bustling Main Street in the centre of Cross Hills.

Owned and carefully managed by the same family for over 35 years, this well-established property has successfully combined two residential rental apartments with a long-standing family-run retail business, creating multiple income streams from a single investment. The time has now come for a new owner to take advantage of this versatile and rewarding opportunity.

Whether you are an investor seeking an immediate return or an owner-occupier looking to combine residential accommodation with commercial premises, this property offers exceptional flexibility. Both apartments are currently tenanted, with occupants who would be delighted to remain. The ground-floor apartment has been home to the same reliable tenants for over 20 years, highlighting the property's long-term appeal.

Each of the three units benefits from its own private entrance, providing independence and convenience. A covered storm porch gives sheltered access to both the retail premises and Apartment 55A. .

Apartment 55A is a spacious duplex home arranged over two floors. The first floor offers a comfortable sitting room, a well-proportioned breakfast kitchen, an inner hallway leading to a generous double bedroom and family bathroom, while the second floor provides a further large double bedroom, creating flexible and well-balanced living accommodation.

Apartment 55B is accessed independently from the rear and comprises a welcoming sitting room, dining kitchen, bedroom, shower room, a substantial storage room and a private outdoor seating area, making it an attractive and practical home.

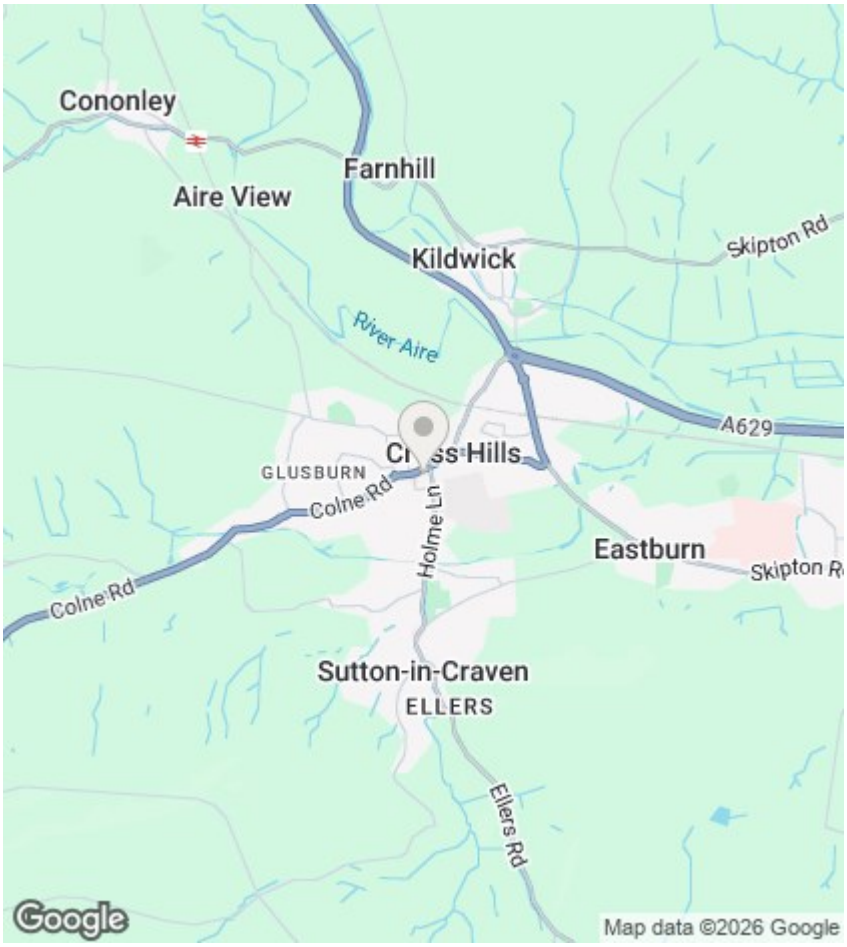
Complementing the residential accommodation is the spacious retail unit, which enjoys an impressive wide window frontage onto the busy High Street, providing excellent visibility and footfall. Internally, it comprises a generous retail sales area, kitchen facilities, cloakroom and access to the rear parking area.

To the rear of the property is a valuable tarmacadam parking area providing off-street parking for both residents and business use—an increasingly desirable feature in such a central village location.

Situated in the thriving village of Cross Hills, the property enjoys an enviable position within a vibrant community offering an excellent range of local amenities, independent businesses and superb transport links for commuters. The combination of established residential income, commercial premises and a prime village-centre location makes this an exceptional opportunity for investors, business owners and those seeking a versatile property with strong long-term potential.

Properties offering this combination of two spacious apartments, commercial space, established tenants and a prime village-centre location are rarely available. Early viewing is highly recommended to fully appreciate everything this unique opportunity has to offer.

CONTACT OFFICE FOR EPC DETAILS

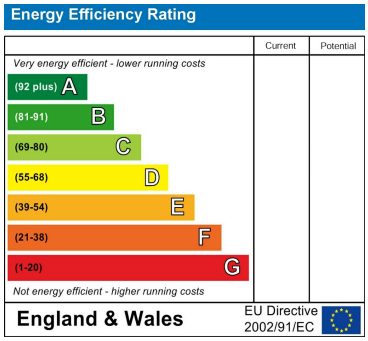


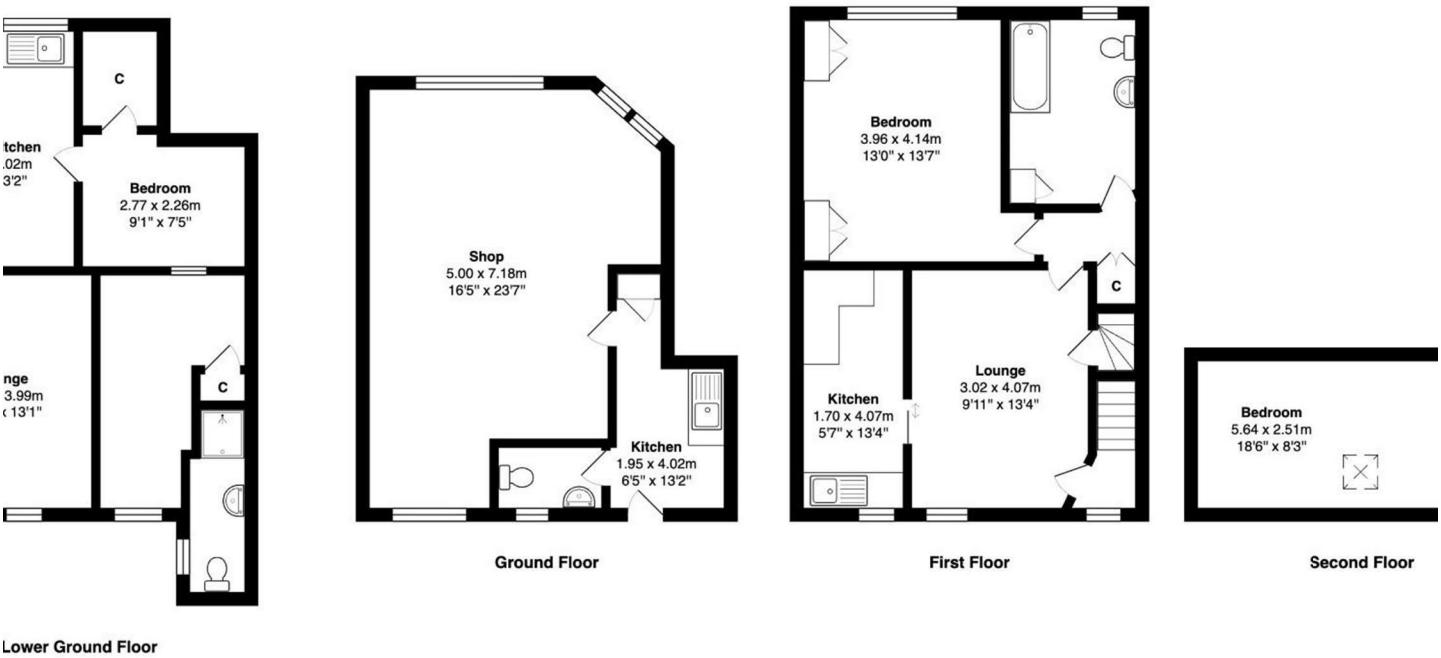
Directions

Viewings

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

EPC Rating:





Total Area: 144.5 m² ... 1555 ft²

All measurements are approximate and for display purposes only

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