



## 2 South View, Farnhill, BD20 9AZ

Asking Price £169,950

- TWO BED END TERRACE
- MULTI FUEL STOVE
- HIGHLY VERSATILE BASEMENT ROOM
- MODERN FUNCTIONAL KITCHEN
- EXCELLENT 1ST TIME BUYER/INVESTOR PROPERTY
- SET OVER THREE FLOORS
- EXCEPTIONAL VIEWS
- PRIVATE OUTDOOR SEATING AREA
- SOUGHT AFTER VILLAGE
- EARLY VIEWING RECOMMENDED

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This charming two-bedroom back-to-back terrace delivers truly spectacular, far-reaching countryside views from every window — a constantly changing backdrop you'll never tire of. A proven and successful rental, it's now ready for its next chapter. Ideal for first-time buyers, couples, downsizers or investors, this is a home that combines character, comfort and excellent value.



Council Tax Band: A



## PROPERTY DETAILS

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Set over three well-planned floors, the property benefits from sealed unit double glazing and gas central heating throughout.

Step through the entrance vestibule into a spacious, welcoming sitting room where a recessed fireplace with rustic beam and multi-fuel stove creates a cosy focal point. Built-in storage keeps the space practical, while the elevated outlook ensures those stunning views are always centre stage. From here, access leads to both the kitchen and cellar.

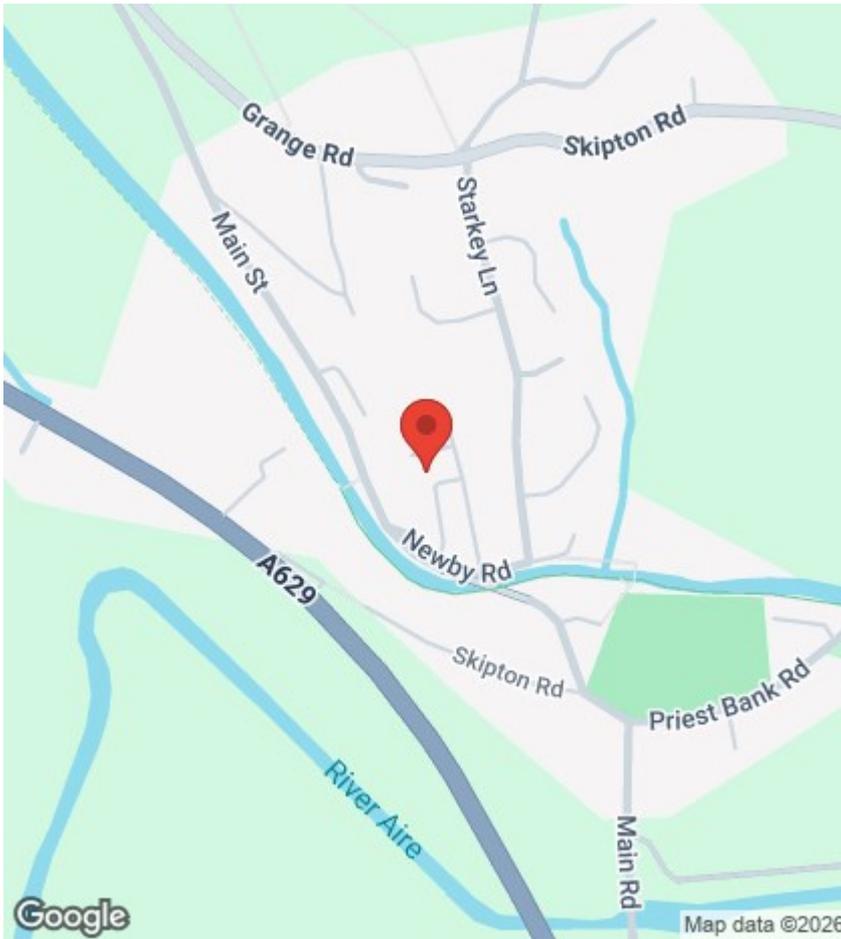
The modern kitchen offers ample worktop space and storage, designed to be both stylish and functional. Stone steps descend to a highly versatile basement room with excellent head height, window, heating, power and lighting — ideal for storage, hobbies or a dedicated home workspace.

To the first floor are two generous bedrooms, both enjoying superb open views that must be seen to be appreciated. Completing the layout is a well-appointed three-piece internal bathroom.

Externally, a private seating area to the side provides the perfect place to relax and soak in the panoramic scenery.

Located in the sought-after village of Farnhill, the property is surrounded by beautiful open countryside while remaining within easy reach of everyday amenities, shops and excellent commuting links to nearby towns and cities.

If you're looking for low-maintenance living, outstanding views and superb value for money, this is a home that demands attention.



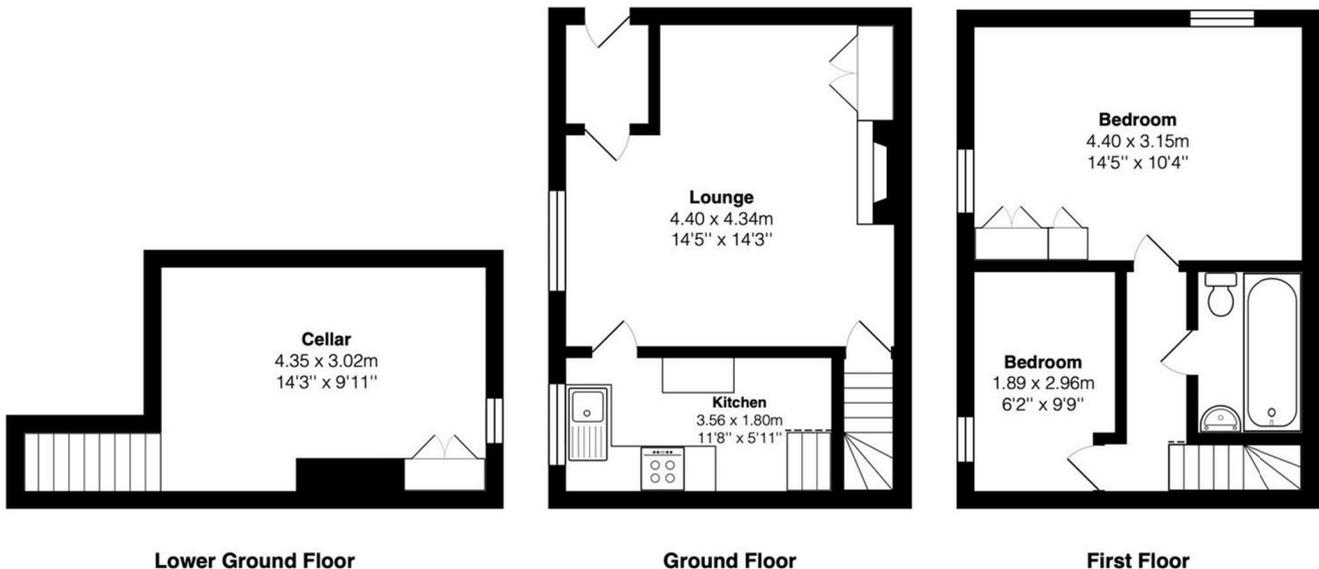
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 69.9 m<sup>2</sup> ... 753 ft<sup>2</sup>

All measurements are approximate and for display purposes only