



Hanover Street, Farnhill, BD20 9AY

Asking Price £275,000

- THREE BED END TERRACE
- SMALL FRONTAGE WITH PAVED REAR GARDEN
- SPACIOUS DINING KITCHEN
- STUNNING VIEWS
- GOOD TRANSPORT LINKS
- VERSATILE ACCOMMODATION OVER FOUR FLOORS
- USEFUL BASEMENT UTILITY/GAMES ROOM
- ENSUITE MASTER BEDROOM
- SOUGHT AFTER VILLAGE
- EXCELLENT VILLAGE PRIMARY SCHOOL

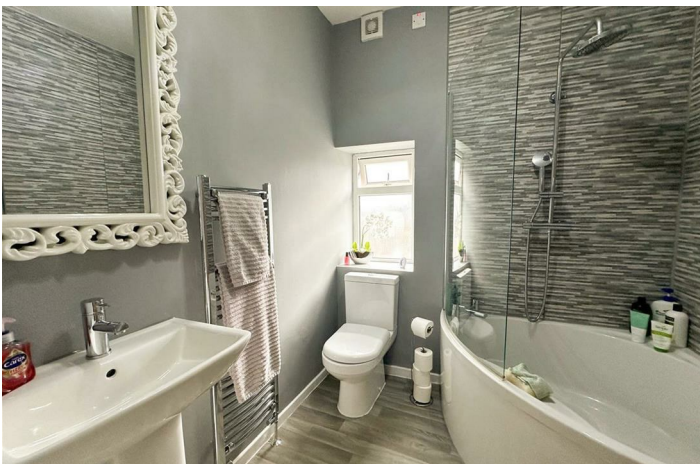


# Hanover Street, Farnhill, BD20 9AY

A STUNNING STONE-BUILT, THREE-BEDROOM END-TERRACE HOME with a CHARMING PAVED GARDEN TO THE REAR. SPANNING FOUR FLOORS, this SPACIOUS PROPERTY offers GENEROUS LIVING SPACE THROUGHOUT, with a VERSATILE BASEMENT serving as a utility/games room. This IMPRESSIVE HOME presents a fantastic opportunity for a SUPERB FAMILY RESIDENCE, featuring WELL-PROPORTIONED ROOMS ON EVERY LEVEL. An INTERNAL VIEWING IS ESSENTIAL to fully appreciate the SPACE AND DESIRABLE LOCATION.



Council Tax Band: C



## PROPERTY DETAILS

A stunning stone-built, three-bedroom end-terrace home with a charming, paved garden to the rear. Spanning four floors, this spacious property offers generous living space throughout, with a versatile basement serving as a utility/games room.

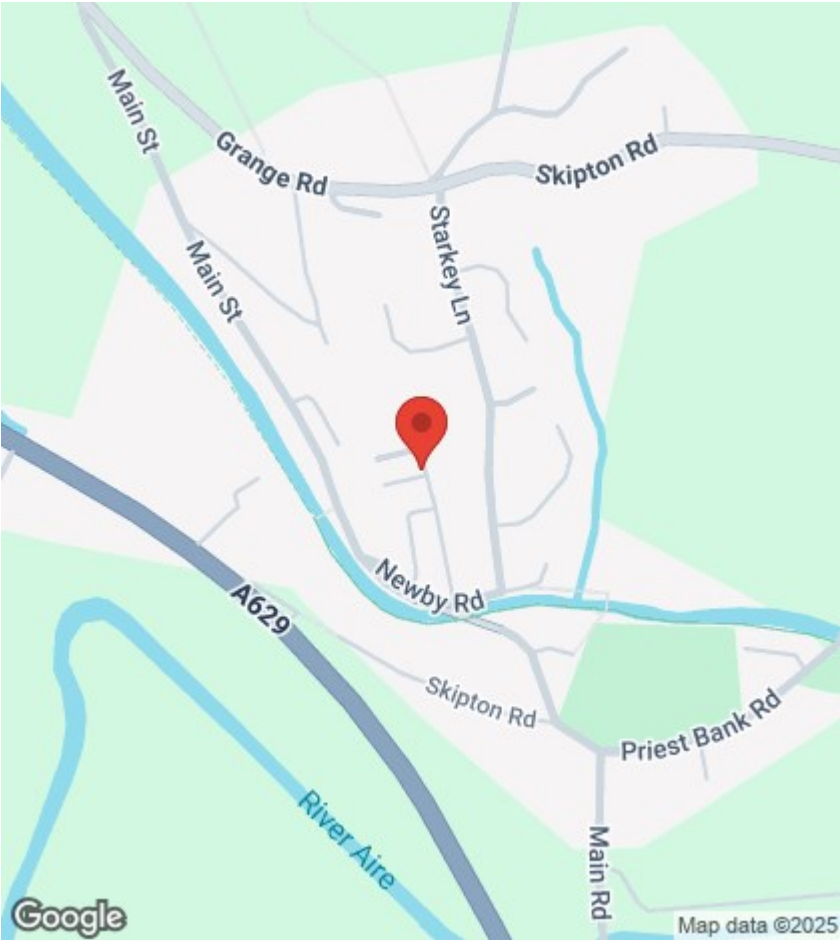
This impressive home presents a fantastic opportunity for a superb family residence, featuring well-proportioned rooms on every level. An internal viewing is essential to fully appreciate the space and desirable location.

The accommodation briefly comprises a generous sitting room with a multi-fuel stove and a front-facing window, along with access to the upper floor. The inner hall leads to the basement utility/games room. The modern and spacious dining kitchen boasts a central island and patio doors opening onto the rear yard.

The first-floor hosts two well-sized double bedrooms, including a master with an en-suite shower room, as well as a generous house bathroom. On the second floor, a large attic bedroom benefits from a Velux window, flooding the space with natural light.

Externally, the property features a small front garden and a paved rear yard. Nestled in the sought-after village of Farnhill, the home enjoys stunning views towards Cross Hills and the open countryside. The village boasts an outstanding primary school and there are excellent transport links. Whilst the nearby village of Cross Hills offers an excellent range of amenities, with Skipton, just nine miles away, providing even more options.

For those in search of a substantial family home in a desirable location, this property is a must-see!



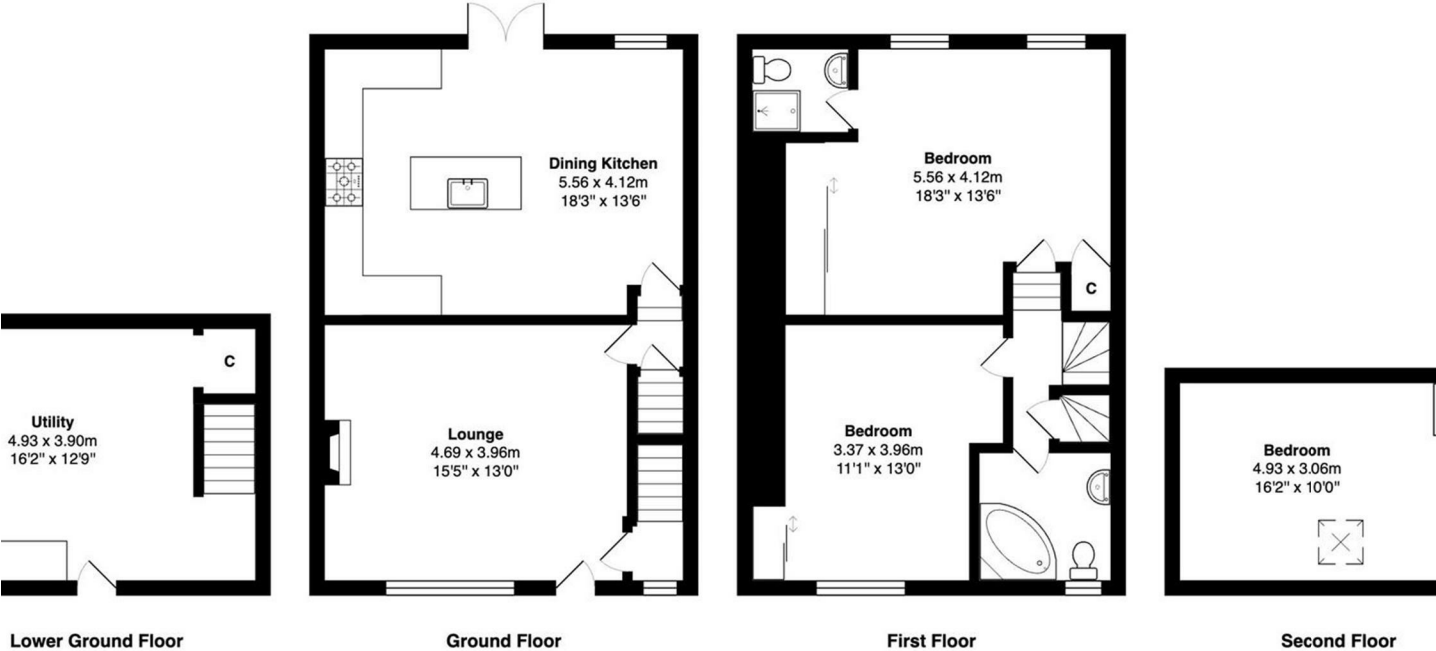
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 125.8 m² ... 1354 ft²

All measurements are approximate and for display purposes only