



## Prospect Street, Cross Hills, BD20 7RH

**Asking Price £174,950**

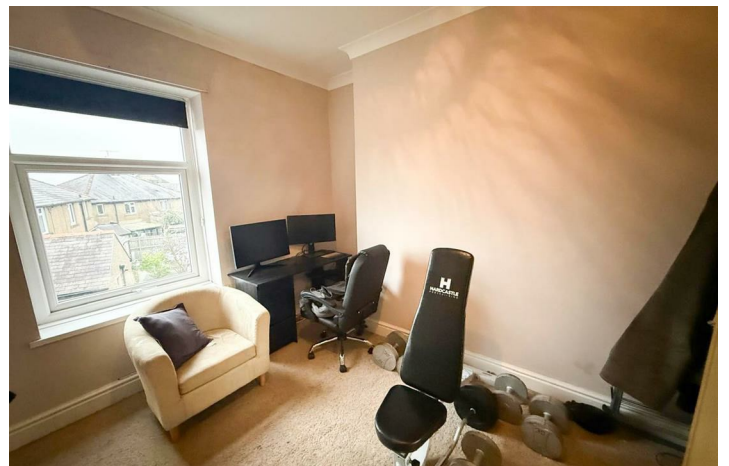
- SUPERB STONE BUILT TERRACE
- PAVED REAR GARDEN
- STYLISH SHOWER ROOM
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- MODERN DINING KITCHEN
- USEFUL CELLAR
- SUITS A WIDE RANGE OF BUYERS

# Prospect Street, Cross Hills, BD20 7RH

A superb two double bedroom, stone-built terraced house with a low maintenance rear garden, located just outside the centre of this highly sought-after village. The property has been upgraded and carefully maintained over the years and would suit a wide range of buyers.



Council Tax Band: A



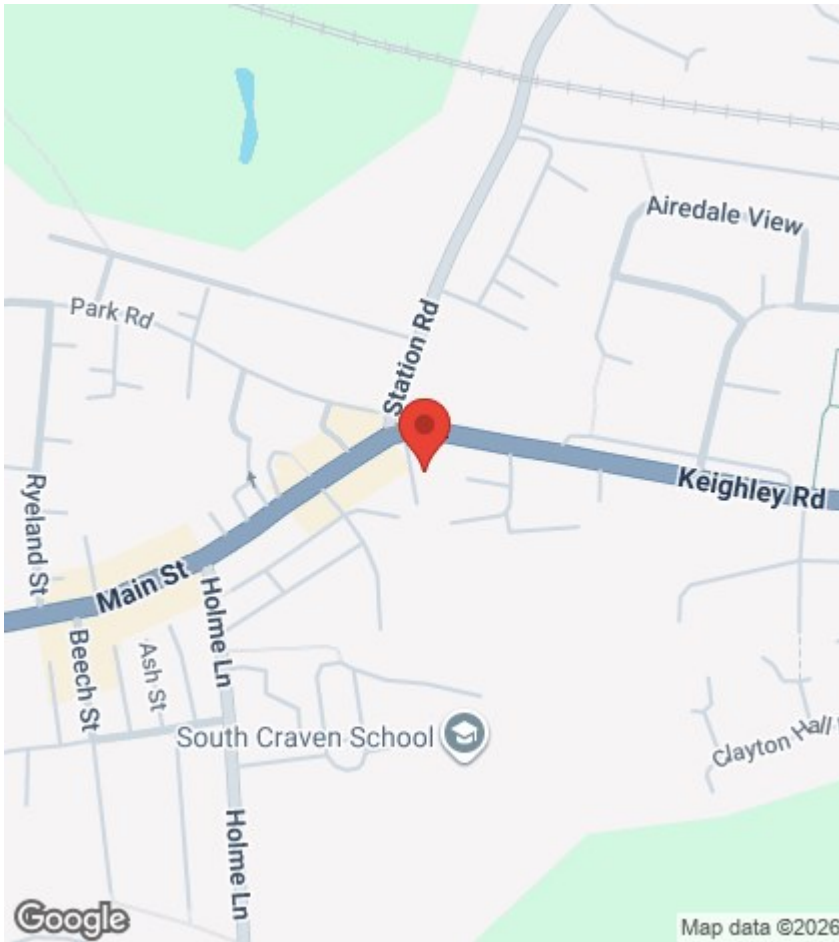
## PROPERTY DETAILS

A superb two double bedroom, stone-built terraced house with a low maintenance rear garden, located just outside the centre of this highly sought-after village. The property has been upgraded and carefully maintained over the years and would suit a wide range of buyers. Benefitting from central heating and double glazing throughout, an internal inspection is essential to fully appreciate the quality and space on offer behind the front door.

The accommodation briefly comprises an entrance hall with an open staircase rising to the first floor. The well-equipped modern dining kitchen features an attractive range of wall and base units with complementary work surfaces, integrated double oven and hob with extractor above, space for appliances and a cupboard housing the central heating boiler. To the rear is a generous sitting room with a feature gas fire and access to a rear lobby, which in turn leads to the rear garden and provides access down to a useful cellar offering additional storage.

To the first floor there is a spacious landing with a rear-facing window and loft access. There are two well-proportioned double bedrooms and a stylish shower room fitted with a contemporary three-piece suite, including a double shower cubicle, vanity wash basin, low-level WC and chrome heated towel rail.

Externally, the property enjoys a delightful, paved and enclosed rear garden designed for ease of maintenance.



## Viewings

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

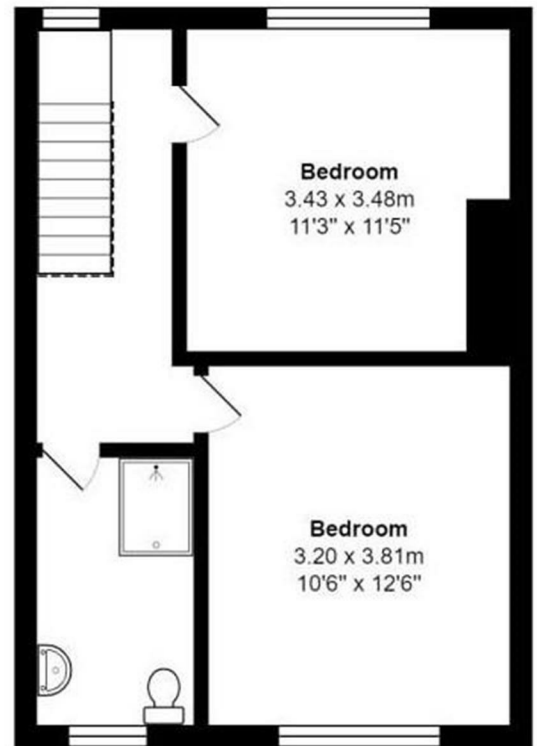
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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	



Ground Floor



First Floor

Total Area: 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>