



South View, Cross Hills, BD20 7LD

Asking Price £169,950

- NO UPPER CHAIN
- THREE BEDROOMS
- NEUTRAL DÉCOR THROUGHOUT
- SUPERB VIEWS
- CLOSE TO LOCAL AMENITIES
- TERRACED PROPERTY
- ENCLOSED REAR YARD WITH OUTBUILDING
- CELLAR
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EARLY VIEWING ESSENTIAL

South View, Cross Hills BD20 7LD

This attractive and substantial three-bedroom terraced property is conveniently located close to the heart of the village centre. Offered with no upper chain, the home features neutral décor throughout.



Council Tax Band: B



PROPERTY DETAILS

Offered with no upper chain this substantial and highly attractive three-bedroom terraced property is situated close to the heart of the village centre, with all amenities conveniently within walking distance. Featuring neutral décor and carpets throughout, the home offers a welcoming and modern living space.

The property benefits from gas central heating powered by a modern combination boiler, double glazing throughout, an enclosed rear yard and on-street parking. Its superb front-facing views enhance the appeal, while the generous layout includes three bedrooms and two reception rooms. To fully appreciate the space and quality on offer early viewing is essential.

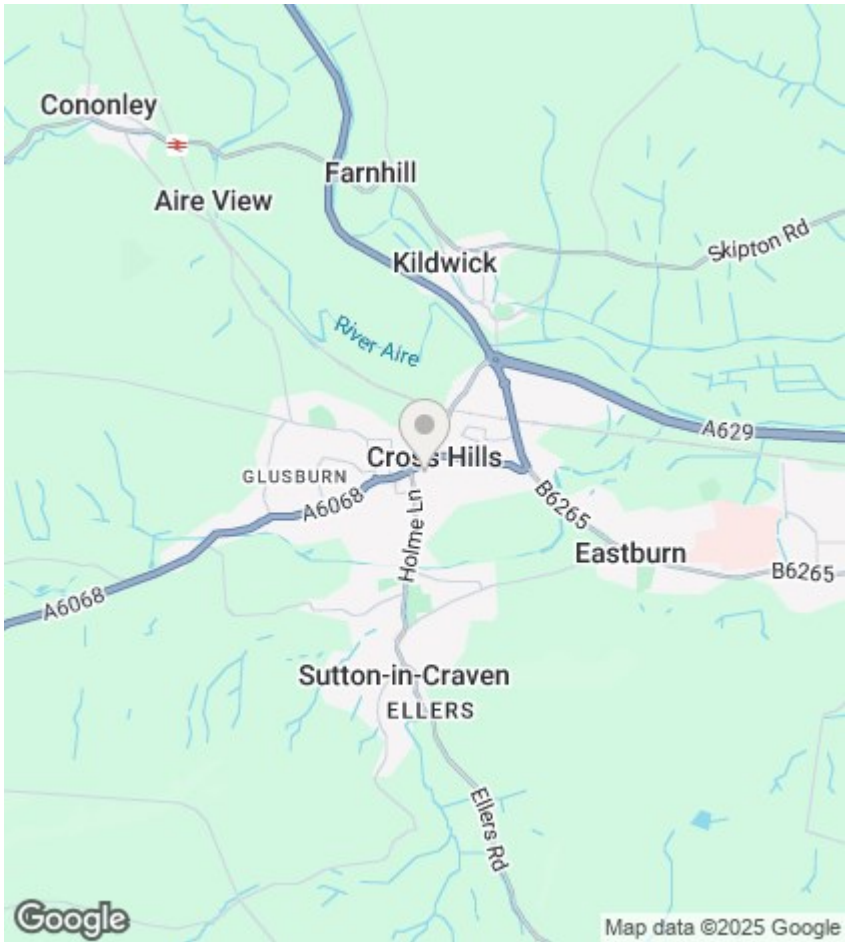
Upon entering the ground floor, a spacious hallway leads to a front reception room featuring a striking fireplace with a gas fire. The large rear reception room includes fitted cupboards, offering additional storage. The galley-style kitchen is equipped with a gas hob and electric oven and from here there is access to a cellar with light and power.

The first floor comprises a spacious front double bedroom with stunning views, a large rear double bedroom and a well-sized single bedroom. A modern house bathroom, fitted with a three-piece white suite and a shower over the bath completes the upper level.

Externally, the property features an enclosed rear yard with an outbuilding suitable for storage.

Cross Hills is a sought-after village, offering a variety of local shops, amenities and services, as well as excellent primary and secondary schools within walking distance. The larger towns of Skipton, Keighley, Colne and Ilkley are all within approximately fifteen minutes by car, while the business centres of West Yorkshire and East Lancashire are easily accessible for daily commuting.

Viewing highly recommended to appreciate the space this home has to offer.



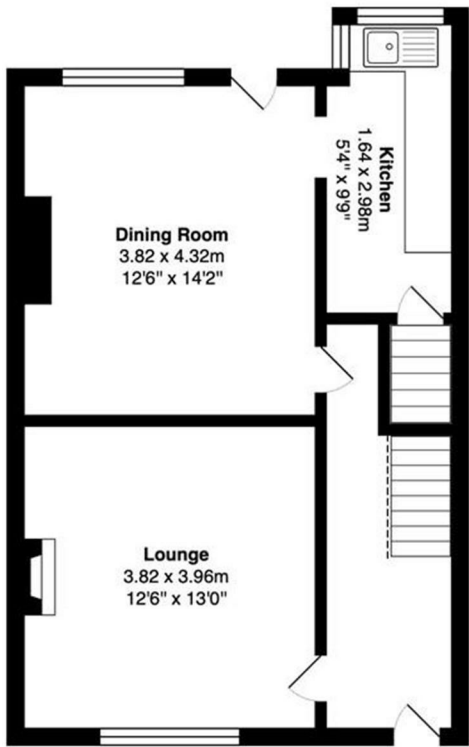
Viewings

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

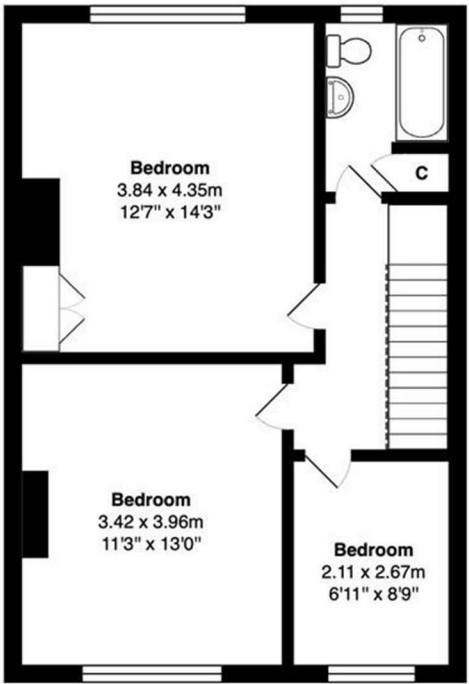
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 95.9 m² ... 1033 ft²

All measurements are approximate and for display purposes only