



## South View, Cross Hills BD20 7LD

**Asking Price £179,950**

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



Council Tax Band: B



## PROPERTY DETAILS

This attractive and substantial three-bedroom terraced property is conveniently located close to the heart of the village centre, with all amenities within easy walking distance. Offered with no upper chain, the home features neutral décor throughout. Additional benefits include gas central heating powered by a combination boiler, double glazing, an enclosed rear yard, on-street parking, superb front-facing views and a large cellar providing excellent storage space.

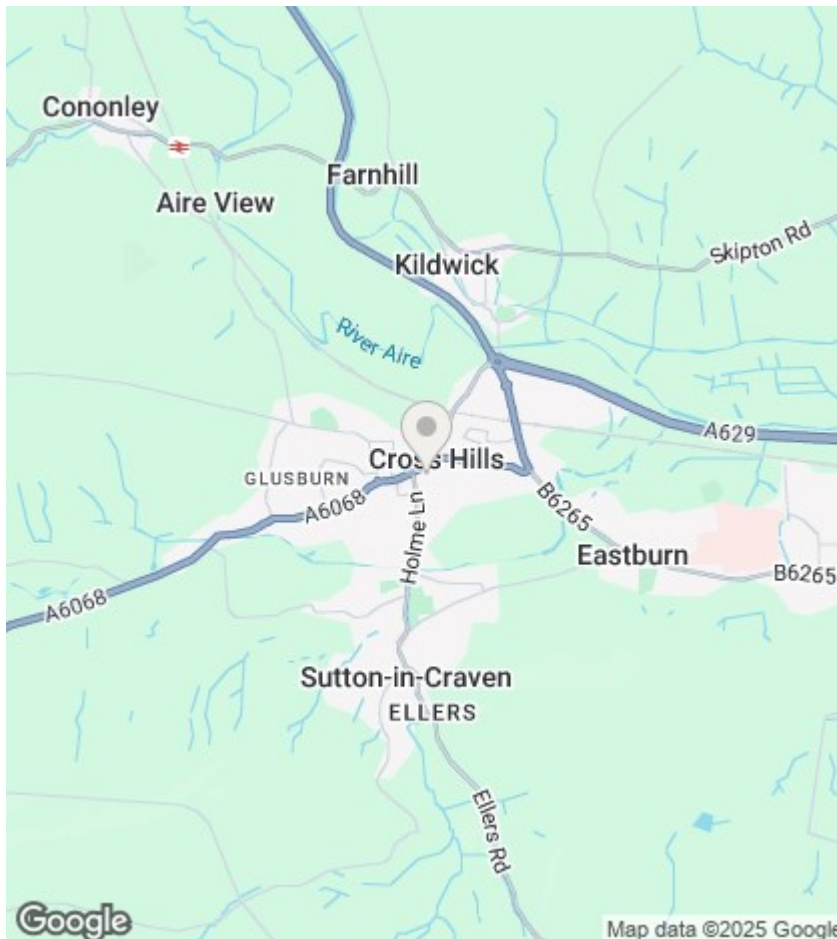
The ground floor comprises a spacious entrance hallway with laminate flooring, a front reception room featuring a charming fireplace and a rear reception room with a modern wall-mounted electric heater. The galley-style kitchen is fitted with contemporary gloss-fronted units, a gas hob and an electric oven. From the kitchen, there is access to the cellar, which offers substantial storage space with light and power.

Upstairs, the first floor includes a spacious front double bedroom with superb views, a large rear double bedroom and a good-sized third single bedroom. The modern house bathroom is fitted with a three-piece white suite, including a shower over the bath.

Outside, the property benefits from an enclosed rear yard with an outbuilding suitable for storage.

Cross Hills is a highly desirable 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 approximately fifteen minutes away by car, while the business centres of West Yorkshire and East Lancashire are within a comfortable commuting distance.

Viewing is essential to fully appreciate the space and location this property has to offer.



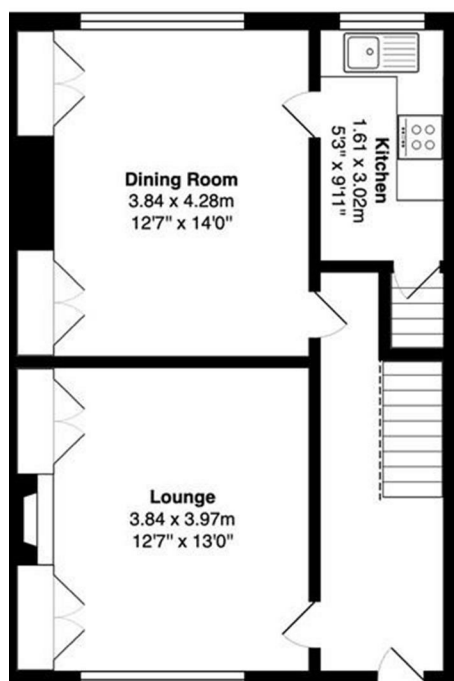
## Viewings

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

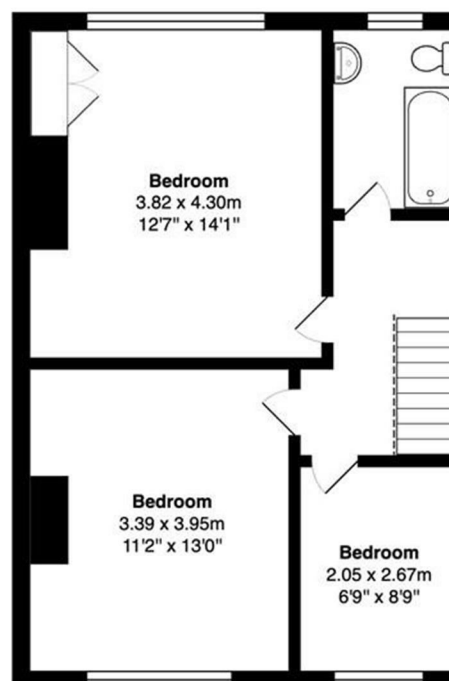
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>72</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		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 94.3 m² ... 1015 ft²

All measurements are approximate and for display purposes only