

Anderton Street, Cross Hills, BD20 7ED

Asking Price £249,950

- SUPERB SEMI-DETACHED HOUSE
- TWO DETACHED GARAGES
- LOW MAINTENANCE GARDENS
- SOUGHT AFTER LOCATION
- IDEAL FOR A WIDE RANGE OF BUYERS
- THREE BEDROOMS
- PRIVATE DRIVEWAY
- NEWLY INSTALLED LUXURY BATHROOM
- CLOSE TO LOCAL AMENITIES
- VIEWING A MUST

# Anderton Street, Cross Hills, BD20 7ED

This superb three-bedroom semi-detached home offers spacious and versatile family accommodation, complete with the rare advantage of two separate detached single garages, private driveway parking and attractive low-maintenance gardens.



Council Tax Band: C



## PROPERTY DETAILS

This superb three-bedroom semi-detached home offers spacious and versatile family accommodation, complete with the rare advantage of two separate detached single garages, private driveway parking and attractive low-maintenance gardens. Perfectly suited to a wide range of buyers — including first-time purchasers, growing families and those looking to downsize for retirement — the property enjoys a peaceful tucked-away position just a short stroll from the heart of Cross Hills village.

Stepping through the front door, you are welcomed into a spacious L-shaped entrance hall featuring stylish wood-effect flooring, a useful storage cupboard, and an open-return staircase leading to the first floor. A modern cloakroom/WC adds practicality and style for everyday living.

The bright and inviting sitting room benefits from windows to both the front and rear elevations, allowing natural light to flood the space throughout the day while continuing the contemporary flooring for a seamless feel. The well-appointed dining kitchen is equally light and airy, offering ample space for family dining and entertaining, with direct access to the rear garden — ideal for indoor-outdoor living during the warmer months.

To the first floor, the generous landing incorporates a useful office or study area with a front-facing window, perfect for home working or study. There are two well-proportioned double bedrooms enjoying pleasant outlooks, alongside a generous single bedroom with a deep recessed area ideal for storage or fitted furniture. The newly installed luxury bathroom has been finished to an exceptional standard, creating a stylish and relaxing space.

Externally, the property continues to impress with two detached single garages positioned on either side of the driveway, providing excellent storage, workshop potential, or secure parking. Side access leads to a private enclosed rear garden designed for low-maintenance enjoyment.

Anderton Street is a small and particularly quiet residential setting, with Number 10 being one of only two semi-detached homes on the street. Tucked away just behind Station Road, the location offers superb convenience with easy walking access to everything Cross Hills has to offer. The village is highly regarded for its vibrant main street, independent shops, cafés, bars, restaurants, supermarket, doctors' surgery and dental facilities, making it a popular choice for buyers of all ages. Excellent local schools and strong commuter links further enhance the appeal.

For buyers seeking a beautifully presented home in a highly desirable village location close to excellent amenities, this property is certain to impress.



## Viewings

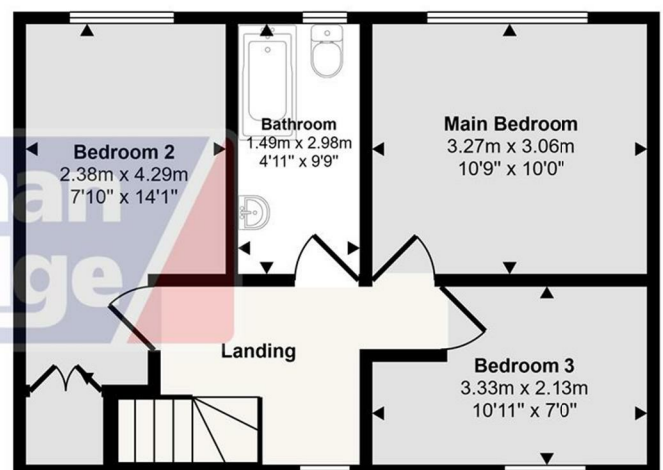
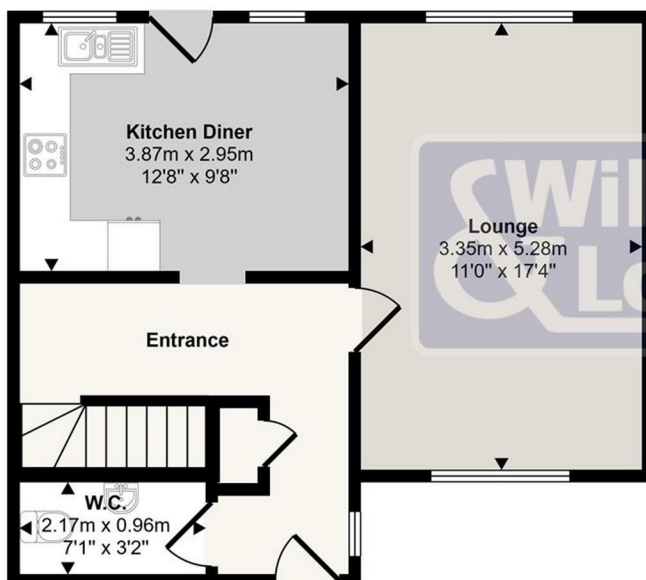
Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
83 sq m / 892 sq ft



First Floor  
Approx 39 sq m / 425 sq ft

Ground Floor  
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.