



Flat A, 69 Main Street, Cross Hills, BD20 8PH

Asking Price £89,950

- GROUND FLOOR APARTMENT WITH ONE BEDROOM
- PARKING SPACE TO THE REAR
- ENCLOSED FORECOURT
- UPVC DOUBLE GLAZING
- RENTAL INCOME OF £675 PCM
- SITTING AREA TO THE REAR
- GAS FIRED CENTRAL HEATING
- LEASE 900 YEARS REMAINING

69 Main Street, Cross Hills BD20 8PH

An exciting opportunity has arisen to acquire this substantial, stone-built, end terrace property which has been converted into a substantial ground floor apartment having one bedroom, parking and generating an income of £675 rent pcm. Viewing is essential to appreciate the space this property has to offer and its most convenient location.



Council Tax Band: A



PROPERTY DETAILS

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Cross Hills is a vibrant village with a thriving Main Street and a variety of independent businesses including hair salons, an Italian restaurant, gift shops and cosy cafes. For everyday essentials there is a Co-op and Spar. Highly rated upper and primary schools make this area top choice for families.

This spacious apartment benefits from gas fired central heating and uPVC double glazing, a sitting out area and parking to the rear and in detail comprises:

uPVC door to communal Entrance Hall with secure access to ground and first floor apartments.

GROUND FLOOR

LOUNGE

12'8" x 17'2" - (into splay bay)

Features a fitted gas fire with marble hearth, coved ceiling, Delph rack and T.V point.

DINING KITCHEN

15'0" x 12'11"

With stainless steel sink unit, work top with washer plumber below, electric cooker panel, part Vinyl floor covering and Worcester wall mounted gas fired central heating boiler.

INNER LOBBY - with access to

BATHROOM

Three piece coloured suite comprising; panelled bath, pedestal wash basin, low suite W.C., extractor fan, linen cupboard and pull light switch.

INNER HALL

With steps leading down to the spacious basement bedroom.

BEDROOM

14'7" x 11'3"

With window to the front elevation, carpeted flooring and large walk in storage room

OUTSIDE

Enclosed forecourt and tarmacadamed sitting out area to the rear. Parking space to the rear.



Directions

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) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	