



**Ash Street, Cross Hills, BD20 8TR**

**Offers Over £165,000**

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- PRIVATE PARKING
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- CENTRAL HEATING AND DOUBLE GLAZING
- STONE BUILT TERRACE PROPERTY
- PAVED SEATING AREA TO REAR
- TWO USEFUL OUTBUILDINGS
- QUIET LOCATION



## Ash Street, Cross Hills BD20 8TR

This MODERNISED, STONE-BUILT, TWO DOUBLE BEDROOM, TERRACED HOME is set in the picturesque village of Cross Hills. UPGRADED THROUGHOUT by its current owners, the property offers a paved REAR GARDEN with PRIVATE PARKING to the rear of the property and TWO STORAGE OUTBUILDINGS.



Council Tax Band: B



### PROPERTY DETAILS

This modernised, stone built, terraced home is set in the picturesque village of Cross Hills. Lovingly upgraded and improved -including a recently installed kitchen, re-plaster throughout and a re-wire within the last 10 years, the property offers great potential with scope to create a third bedroom in the loft or to re-configure the spacious master bedroom, subject to the necessary planning permissions.

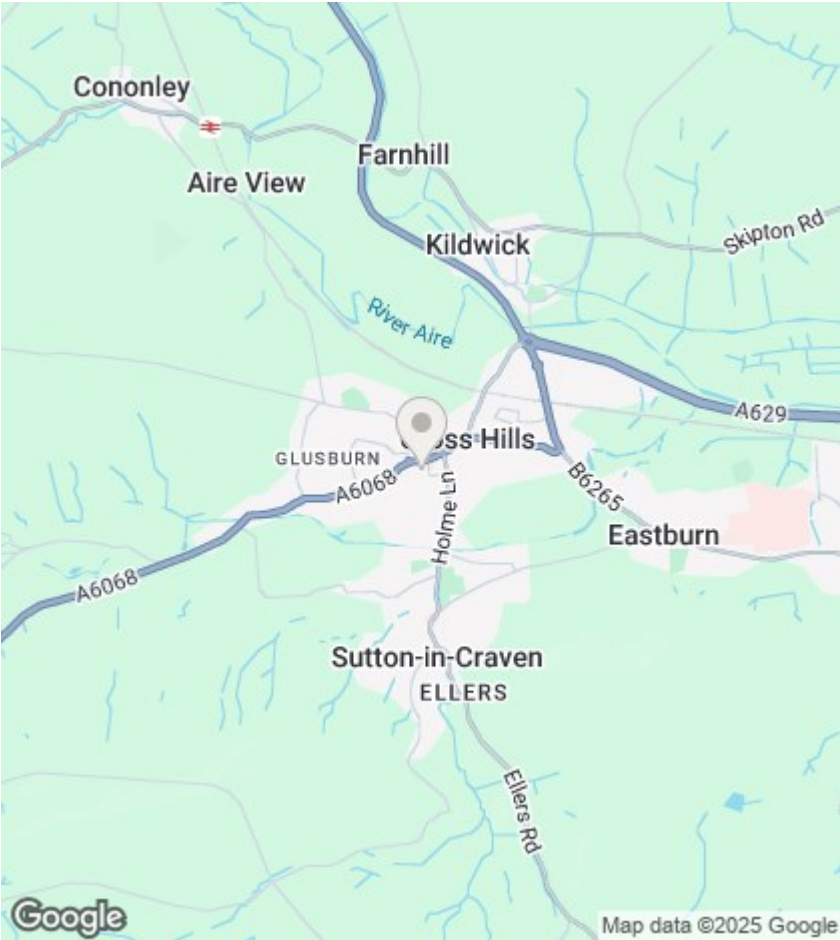
The double-glazed and centrally heated property includes a welcoming hallway leading to a large, open plan living room and kitchen/diner. The spacious living room features stripped and stained flooring and a beautiful feature fireplace with Indian flag hearth. Flowing seamlessly into the kitchen/diner you will find another feature fireplace and a recently installed kitchen with modern cream units, solid wood worktops, white ceramic sink and an integrated electric oven and hob with extractor fan.

To the first floor are two, double sized bedrooms and a house bathroom.

The outside features a rear garden -offering a paved seating area, an upgraded tarmac driveway providing off road parking and two useful outbuildings for storage.

Situated in a quiet location in the heart of this sought after village, the property benefits from excellent local amenities including shops, a supermarket, library, health centre and the superb South Craven school within walking distance.

Early viewing is advised to appreciate this stunning property.



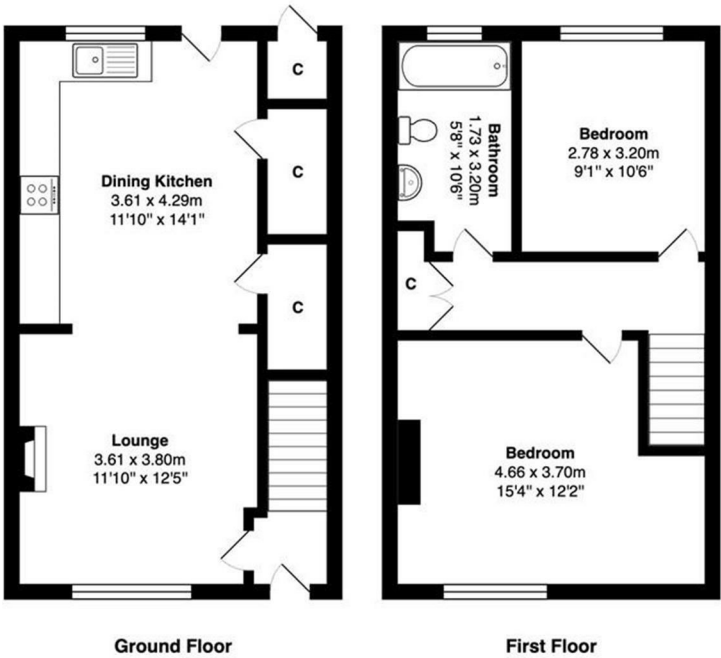
Viewings

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		64
(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	



Total Area: 76.9 m² ... 828 ft²

All measurements are approximate and for display purposes only