



Hazelhurst, 8 Hazel Grove Road, Sutton In Craven, North Yorkshire, BD20

70T
Price Guide £550,000

- NO UPPER CHAIN
- SPACIOUS DINING KITCHEN
- LUXURIOUS BATHROOM
- SPACIOUS LANDSCAPED GARDENS
- CHARMING SUMMER HOUSE
- THREE BEDROOM DETACHED PROPERTY
- BEAUTIFUL RECEPTION ROOM
- DOUBLE DETACHED GARAGE
- AMPLE DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES

8 Hazel Grove Road, Sutton In Craven BD20 7QT

Don't miss this exceptional chance to acquire a **DISTINGUISHED** and **UNIQUELY DESIGNED** THREE BEDROOM DETACHED RESIDENCE, situated within **SPACIOUS, BEAUTIFULLY LANDSCAPED** and **MATURE GARDENS**. The property also boasts a **DETACHED DOUBLE GARAGE**, **AMPLE DRIVEWAY SPACE** and a **CHARMING SUMMER HOUSE**, making it an exclusive find in the real estate market.



Council Tax Band: F



PROPERTY DETAILS

Don't miss this exceptional chance to acquire a distinguished and uniquely designed three-bedroom detached residence situated within spacious, beautifully landscaped, and mature gardens. The property also boasts a detached double garage, ample driveway space and a charming summer house, making it an exclusive find in the real estate market.

This property boasts spacious living quarters and offers the potential for expansion, as it has previously obtained planning permissions for creating additional living space to the dining room and on the upper floor (ref 66/2002/2225). Moreover, there is the possibility of establishing a granny annexe within the property's grounds, subject to the necessary planning approvals.

Throughout the property you'll find high-quality fixtures and fittings that perfectly complement a rich array of original features. Enjoy the comfort of gas central heating along with double glazing and timber windows. As you step through the covered porch and into the impressive entrance hall, you'll discover a reception room with STOVAX highly efficient living flame gas fire, a generously sized dining kitchen with fully fitted living kitchen with gas AGA range cooker, AEG fan oven with induction hob, pantry. Dining and sitting area with ESSE multi fuel stove master and French windows overlooking the garden. A ground floor double bedroom, a utility room, and a convenient cloakroom.

On the first floor, a spacious landing leads to two bedrooms, with the master bedroom featuring fitted wardrobes, vanity unit and wash basin. There is a bathroom which has a luxurious five-piece suite, as well as an additional W.C., you'll also find a study with under eaves storage.

The outdoor space is equally enticing, with mature gardens in the front and a breathtaking rear garden. The property offers ample parking space with its driveway and there is a detached double garage with a workshop area. Additionally, you'll appreciate the convenience of a summer house and a storage room with its own W.C. This property truly offers a wealth of possibilities for both indoor and outdoor living.

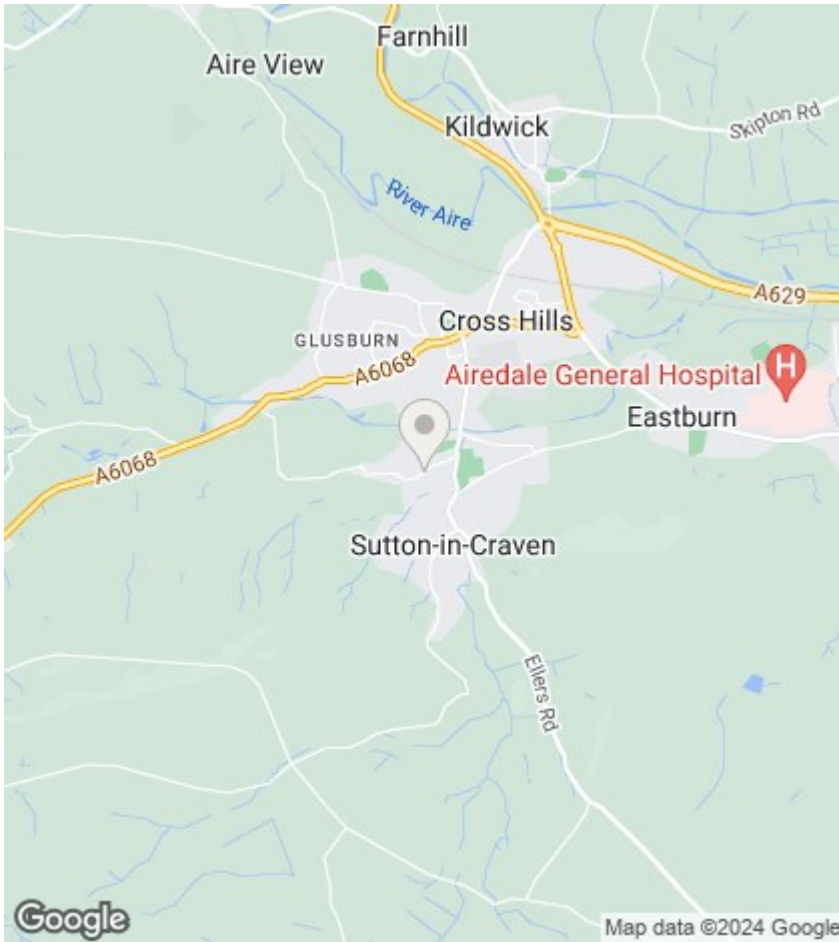
Nestled among a row of high-quality properties originally constructed in the 1930s, Hazelhurst enjoys a tranquil setting away from the bustling main road traffic. This charming residence is centrally located in the ever-popular village of Sutton, a highly sought-after

area in the Aire Valley, surrounded by picturesque countryside.

Within mere minutes' walk, you'll find an array of village amenities, including a general store, a Post Office, a chemist, two primary schools, and the excellent South Craven secondary school. The village also boasts three welcoming public houses. For a wider selection of amenities, the neighbouring village of Cross Hills is easily accessible.

With public transport services right at your doorstep and the convenience of the local train link in the nearby village of Steeton (approximately 1.5 miles away), you have easy access to larger business centres in North and West Yorkshire.

To truly appreciate the charm of this exceptional property and its enviable location, we strongly recommend early viewing. Hazelhurst offers a delightful blend of comfort and convenience, making it a standout option in the real estate market.



Directions

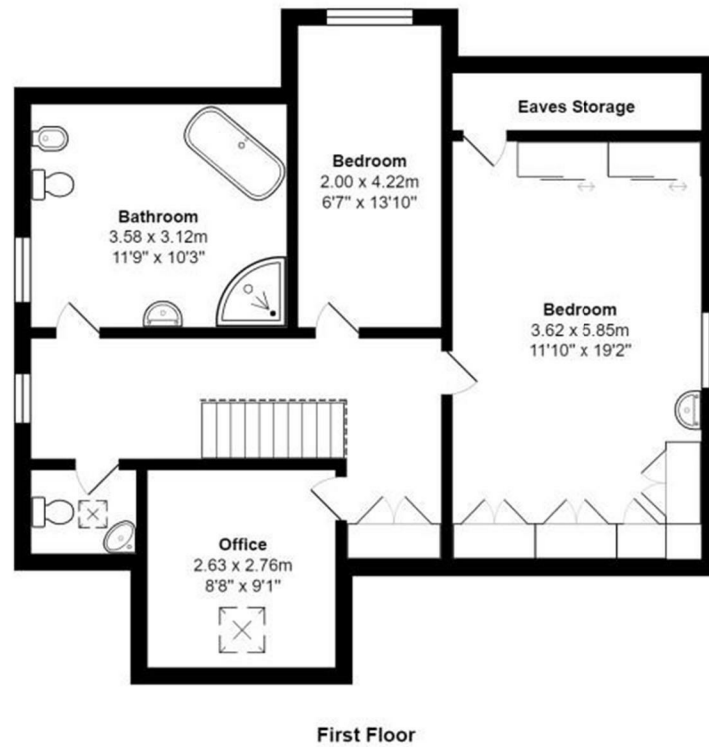
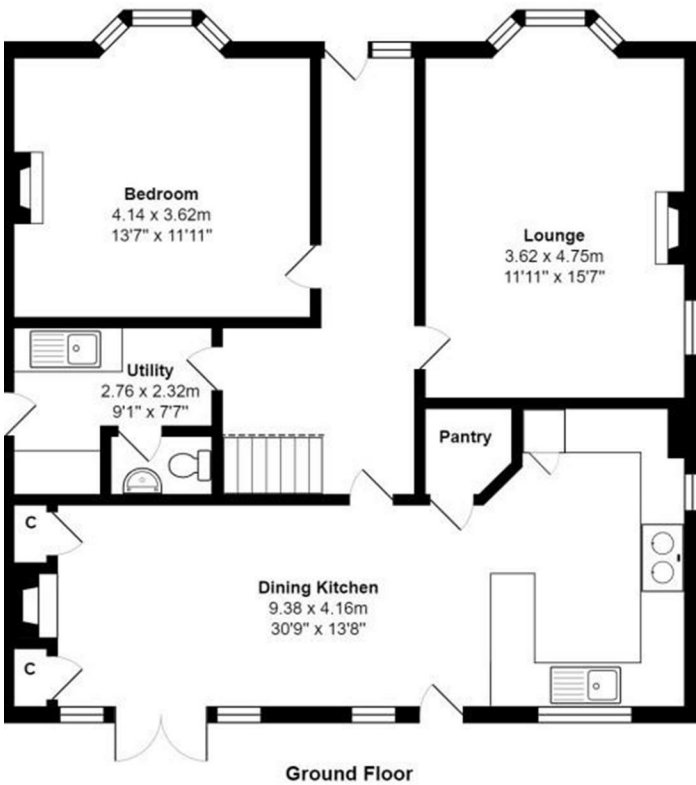
Viewings

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		73	81
(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: 153.6 m² ... 1653 ft²

All measurements are approximate and for display purposes only