



Ash Grove, Sutton-In-Craven, BD20 7QJ

Asking Price £169,500

- NO UPPER CHAIN
- TWO BEDROOMS
- GENEROUS SIZED BEDROOMS
- SCENIC VIEWS
- SOUGHT AFTER LOCATION
- TERRACED HOUSE
- MANAGEABLE GARDENS
- CENTRAL HEATING
- APPEALS TO A VARIETY OF BUYERS



# Ash Grove, Sutton-In-Craven BD20 7QJ

Nestled at the far end of Ash Grove, with NO UPPER CHAIN, this charming TWO-BEDROOM, TERRACED HOUSE boasts scenic VIEWS from every angle with MANEAGALE GARDENS making it an ideal choice for a VARIETY OF BUYERS.



Council Tax Band: B



## PROPERTY DETAILS

Nestled at the far end of Ash Grove, with no upper chain, this charming two-bedroom, terraced house boasts scenic views from every angle, making it an ideal choice for first-time buyers, those looking to downsize or a single occupant. The property offers gas central heating throughout with well-thought-out living spaces, complemented by manageable gardens.

A welcoming front entrance opens into the cozy sitting room, featuring windows on three sides that flood the space with light and showcase the surrounding views. The well-equipped dining kitchen offers ample space for cooking and entertaining, complete with a convenient understairs storage cupboard. From here, you can access both the first floor and the versatile rear porch.

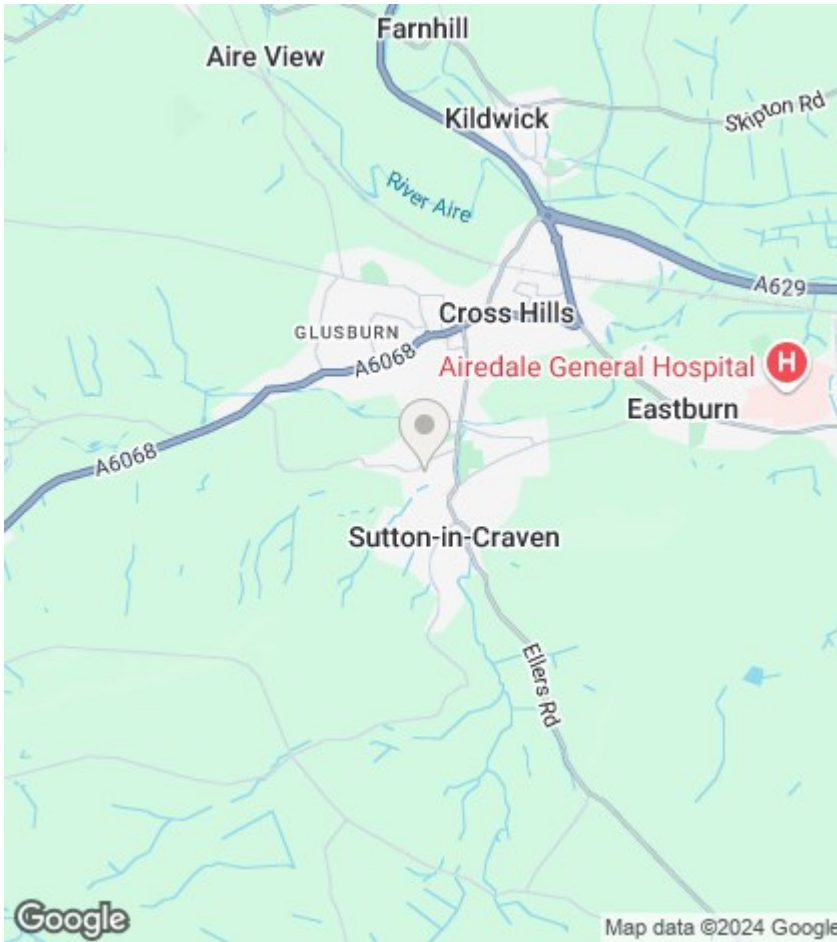
Upstairs, a spacious landing leads to two generously sized double bedrooms and a house bathroom.

Ash Grove sits in the heart of a much sought-after village, beloved by residents of all ages. A visit to the village reveals why it is so popular -there's a fantastic park with a bowling club, two friendly pubs, excellent schools, a local shop and reliable bus services.

Surrounded by breathtaking countryside, the village is perfect for those who enjoy stunning walks right on their doorstep. The neighbouring village of Steeton offers quick and convenient access to larger business centers in North and West Yorkshire.

If you're seeking an affordable home in a desirable village, this property could be just what you're looking for.





## 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		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

