



Manse Way, Sutton-In-Craven, BD20 8BX

Asking Price £249,950

- NO UPPER CHAIN
- THREE DOUBLE BEDROOMS
- DRIVEWAY WITH AMPLE PARKING
- MASTER BEDROOM WITH WALK IN WARDROBE
- GREAT POTENTIAL FOR FAMILY HOME
- SEMI DETACHED PROPERTY
- GARDEN TO FRONT AND REAR
- EXTENDED DETACHED GARAGE WITH PIT
- DESIRABLE LOCATION
- DOUBLE GLAZING THROUGHOUT

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This well-presented SEMI-DETACHED PROPERTY features THREE DOUBLE BEDROOMS is in an ideal setting for families. This home offers cosy living spaces with GREAT POTENTIAL FOR PERSONALISATION, along with a LONG DRIVEWAY providing AMPLE PARKING, a DETACHED SINGLE GARAGE AND A CHARMING REAR GARDEN.



Council Tax Band: C



PROPERTY DETAILS

This well-presented semi-detached property features three double bedrooms and is ideally located just a short walk from South Craven School and Sutton Park - an ideal setting for families. This home offers cosy living spaces with great potential for personalisation, along with a long driveway providing ample parking, a detached single garage and a charming rear garden.

Upon entering, you're welcomed into a practical entrance area that opens up to a bright and spacious living room. With an inset gas fire set in a stone surround and a front-facing window, this inviting space overlooks the garden. The living room flows into a spacious kitchen featuring pine wall and base units, integrated appliances and windows to the front and side elevations for plenty of natural light.

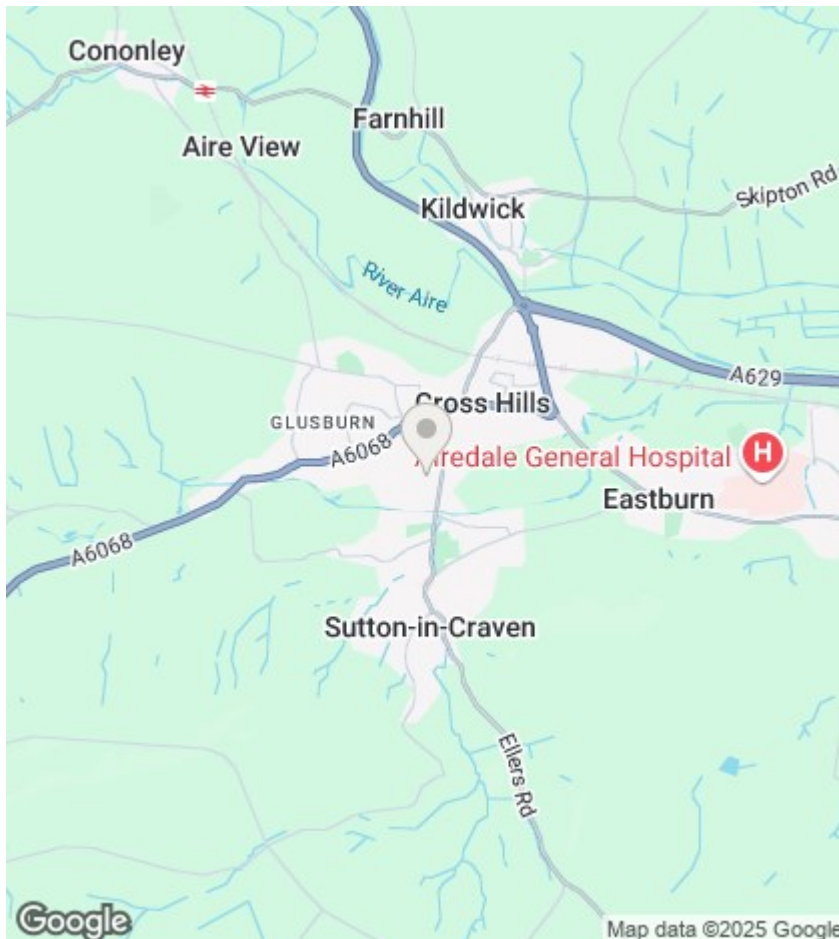
The ground floor also includes a good sized double bedroom with fitted wardrobes and matching drawers, overlooking the rear garden, as well as an additional double bedroom with direct access to the garden.

Upstairs, a generous landing area leads to a large walk-in storage cupboard. There is a double bedroom at the front of the house, offering lovely views towards Sutton Clough and Cowling Pinnacle, along with a large walk-in wardrobe. Completing the first floor is the house bathroom, fitted with a three-piece suite and an additional storage cupboard.

Outside, the property boasts a front garden and a long driveway extending the full length of the property, leading to a detached single garage. The enclosed rear garden includes a lawn and a patio area, providing a private outdoor space to enjoy.

Sutton-in-Craven is a charming village, offering a mix of traditional terraces, newer homes, and individual properties, with a beautiful park at its centre. Just a short walk away, the neighbouring village of Cross Hills offers additional amenities, including shops, restaurants and a doctor's surgery.

If you're looking for a home with fantastic potential in a convenient and community-oriented location, book a viewing to explore what this property has to offer.



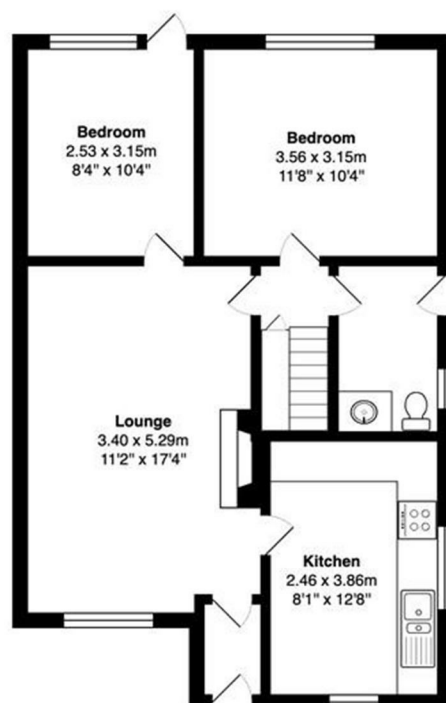
Viewings

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

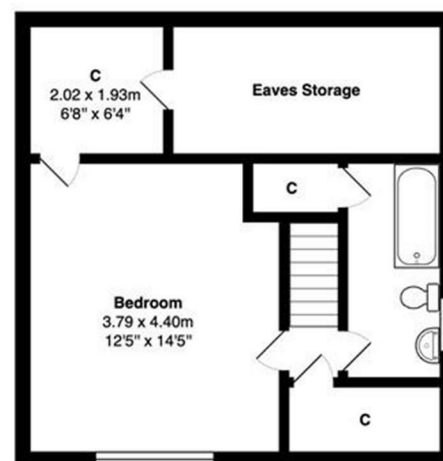
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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



Ground Floor



First Floor

Total Area: 89.9 m² ... 968 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only