



Raspberry Place, Sutton-in-Craven, BD20 7NS

Asking Price £199,950

- NO CHAIN
- TWO BEDROOMS
- LOW MAINTENANCE GARDEN
- ENVIABLE LOCATION
- CLOSE TO GOOD SCHOOLS
- END TERRACE COTTAGE
- OFF ROAD PARKING
- IMMACULATELY PRESENTED
- LIGHT & AIRY THROUGHOUT
- CENTRAL HEATING AND DOUBLE GLAZING

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Stylishly updated, WONDERFULLY PLACED and IMMACULATELY PRESENTED this attractive TWO DOUBLE BEDROOM, END TERRACE COTTAGE is an absolute joy from start to finish with a wonderful open plan living space to the ground floor which certainly has the WOW FACTOR.



Council Tax Band: A



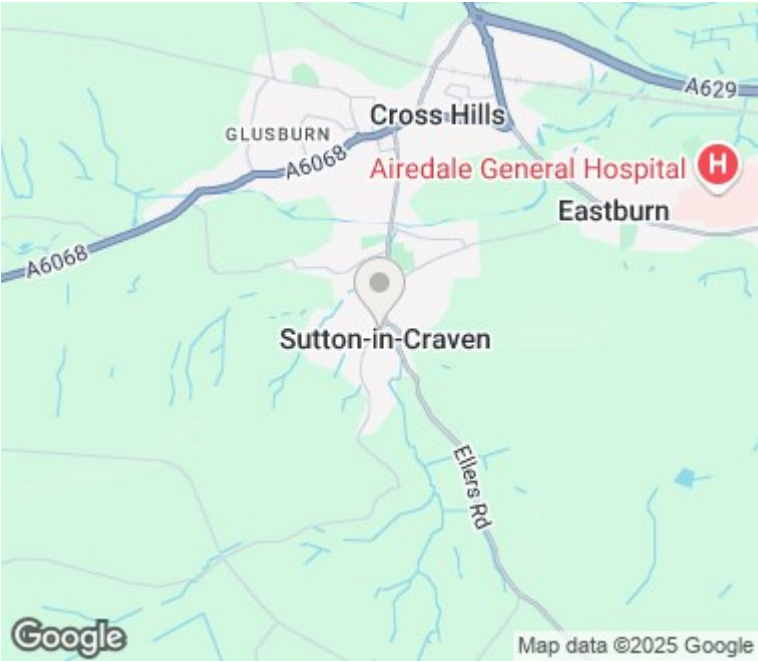
PROPERTY DETAILS

This impeccably updated and strategically situated two-bedroom end terrace cottage seamlessly combines style and charm. The ground floor boasts a captivating open plan living space that truly impresses, making viewing essential to fully grasp the size and elegance of this remarkable home.

The property features an inviting entrance porch, a stylish cloakroom, and a contemporary breakfast kitchen that flows into the stunning living room. With its striking feature fire, high ceilings, and an open staircase leading to the first floor, this space is sure to leave a lasting impression. The living room seamlessly extends into the generous conservatory. Upstairs, two double bedrooms await, each adorned with luxurious built-in wardrobes, accompanied by a modern bathroom.

Outside, the property offers off road parking and low maintenance gardens with vibrant landscaping. Raspberry Place, nestled among just five residences in the historic part of Sutton, stands out amidst a collection of high quality and characterful properties. Sutton, renowned as one of the Aire Valley's most desirable locations, provides convenient access to various amenities, including shops, schools, a superb park, and picturesque countryside. Additionally, there is an excellent bus service with the local train link approx. 2 miles away in the village of Steeton.

For those seeking a truly exceptional residence with surprisingly spacious living quarters, this property is a must-see.



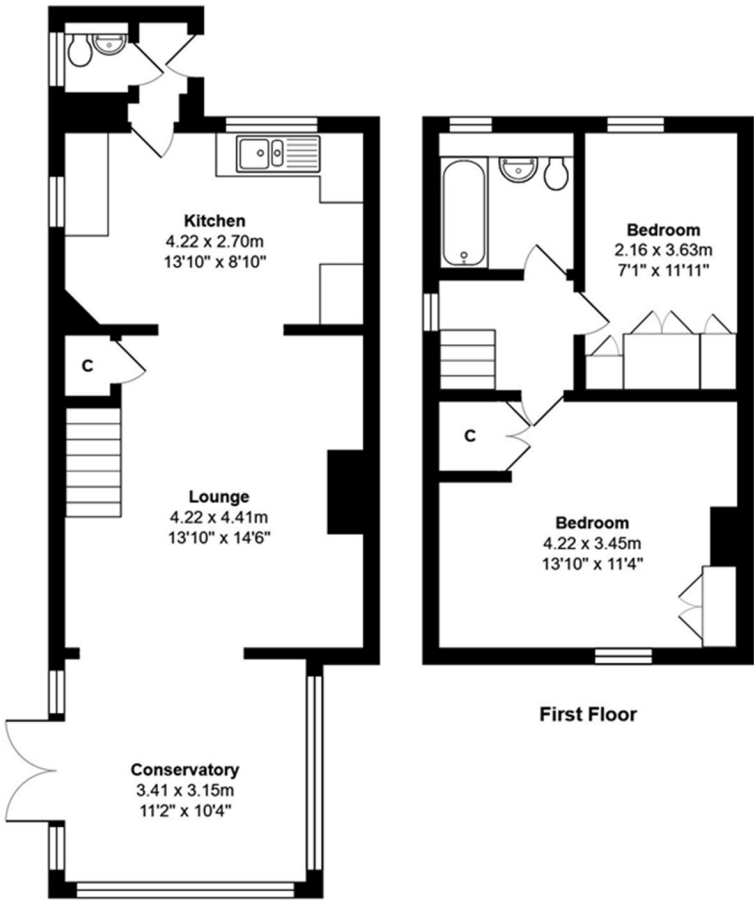
Viewings

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		89
(81-91) B		
(69-80) C	67	
(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: 75.4 m² ... 811 ft²

All measurements are approximate and for display purposes only