



## Rosemount Court, Sutton-In-Craven, BD20 7PG

**Asking Price £199,950**

- STONE BUILT TOWN HOUSE
- LANDSCAPED REAR GARDEN
- NEWLY FITTED KITCHEN
- SUITED TO A VARIETY OF BUYERS
- TWO DOUBLE BEDROOMS
- TWO PRIVATE PARKING SPACES
- BREATHTAKING VIEWS
- SOUGHT AFTER VILLAGE



# Rosemount Court, Sutton-In-Craven BD20 7PG

Nestled within a HIGHLY SOUGHT-AFTER VILLAGE, this charming, TWO-BEDROOM, STONE-BUILT TOWNHOUSE is a fantastic opportunity for a VARIETY OF BUYERS complete with TWO PRIVATE PARKING SPACES and a lovely, ENCLOSED REAR GARDEN.



Council Tax Band: B



## PROPERTY DETAILS

Nestled within a highly sought-after village, this charming, two-bedroom, stone-built townhouse is a fantastic opportunity for a variety of buyers -from first-time homeowners to retirees and couples. Thoughtfully enhanced by the current owner, the property boasts a stunning newly fitted kitchen, a stylish contemporary shower room and a beautifully landscaped rear garden.

Step through the front porch, where a convenient storage cupboard provides practical space for everyday essentials. The open-plan living and dining area is bathed in natural light, creating a warm and inviting atmosphere. A striking fireplace serves as a focal point, while an open staircase leads elegantly to the first floor. The room benefits from a front-facing window and French doors that open directly onto the delightful rear garden, seamlessly blending indoor and outdoor living.

Ascending to the first floor, a spacious landing provides access to two generously sized double bedrooms, both offering breathtaking long-distance views. A modern and beautifully finished shower room completes the upper level.

Outside, the property enjoys two private parking spaces, a small open-plan front garden and a lovely enclosed rear garden -perfect for relaxation or entertaining. Situated within a quiet residential development, the home is just a short stroll from the heart of the village, which is renowned for its picturesque park, superb primary schools and charming local shops. Additionally, the highly regarded secondary school in the neighbouring village of Cross Hills is within easy walking distance.

For commuters, the area is well-connected with an excellent bus service, while the nearby train stations of Cononley and Steeton provide convenient links to the larger business hubs of North and West Yorkshire.

If you're searching for a beautiful home in an idyllic village setting, this delightful property is not to be missed!



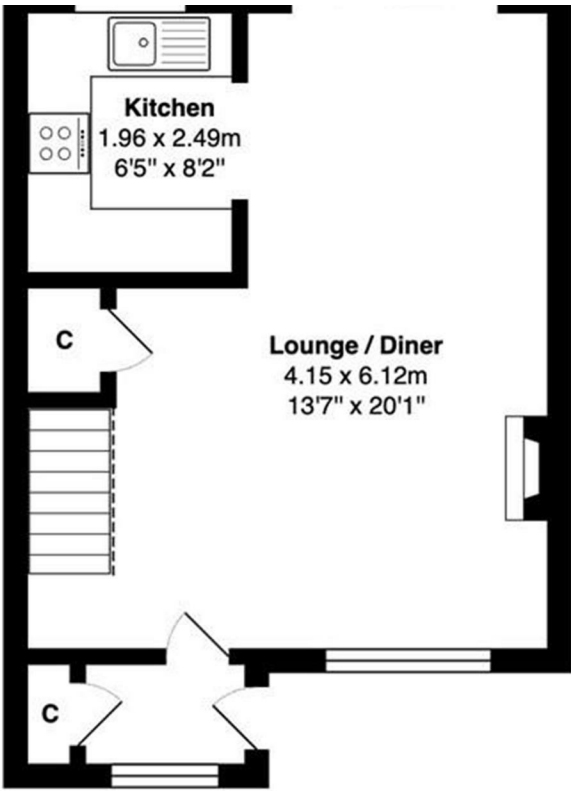
Viewings

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

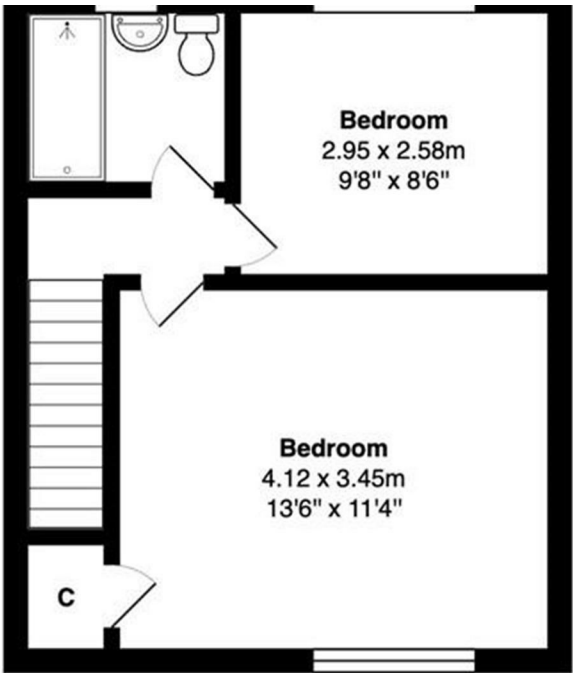
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	76	
(69-80) C		
(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