



Rosemount Court, Sutton-in-Craven, BD20 7PG

Asking Price £199,950

- NO UPPER CHAIN
- TWO BEDROOMS
- SOUTH FACING GARDEN
- PEACEFUL CUL-DE-SAC LOCATION
- VIEWING A MUST
- SUPERB TOWN HOUSE
- ALLOCATED PARKING FOR TWO CARS
- RECENTLY INSTALLED KITCHEN
- CLOSE TO LOCAL AMENITIES

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Nestled in a CHARMING AND PEACEFUL CUL-DE-DAC, this beautifully presented TWO-BEDROOM MID-TOWN HOUSE offers a SOUTH-FACING REAR GARDEN and TWO ALLOCATED PARKING SPACES. Early viewing is strongly recommended to truly appreciate the tranquil setting of this superb property.



Council Tax Band: B



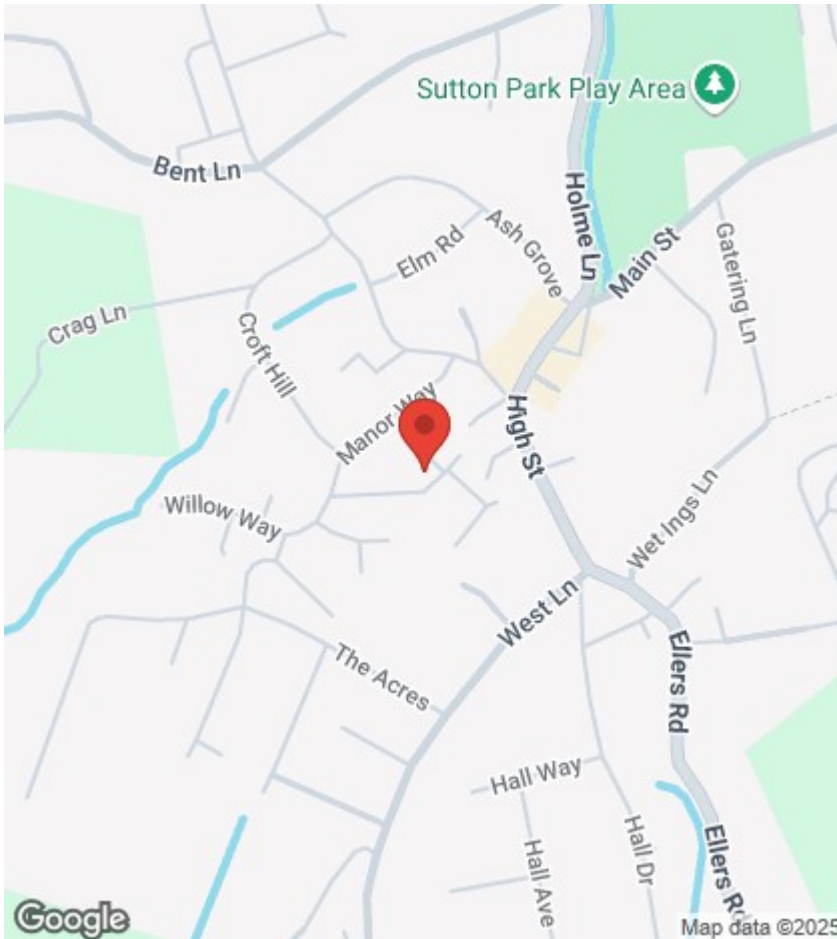
PROPERTY DETAILS

Nestled in a charming and peaceful cul-de-sac, this beautifully presented two-bedroom mid-town house offers a perfect blend of comfort and convenience. Tucked away from the hustle of main road traffic, yet ideally positioned within easy reach of Sutton centre, the property enjoys close proximity to a variety of local amenities, including shops, traditional public houses and a reliable bus service providing direct links to Skipton, Keighley and Bradford.

Constructed in timeless Yorkshire Stone and benefiting from gas central heating and double glazing throughout, the home opens with a welcoming covered porch and a practical bin store. Inside, the spacious sitting and dining area is bathed in natural light with patio doors that open directly onto the delightful rear garden. The recently installed kitchen features sleek gloss-fronted units and integrated appliances, combining style with functionality.

Upstairs, there are two well-proportioned bedrooms and a newly fitted, contemporary three-piece bathroom suite. The south-facing rear garden is fully enclosed, enjoying plenty of sunlight and offering a timber shed for additional storage. Completing the appeal are two allocated parking spaces along with additional visitors' parking.

Early viewing is strongly recommended to truly appreciate the tranquil setting and outstanding features of this superb property.



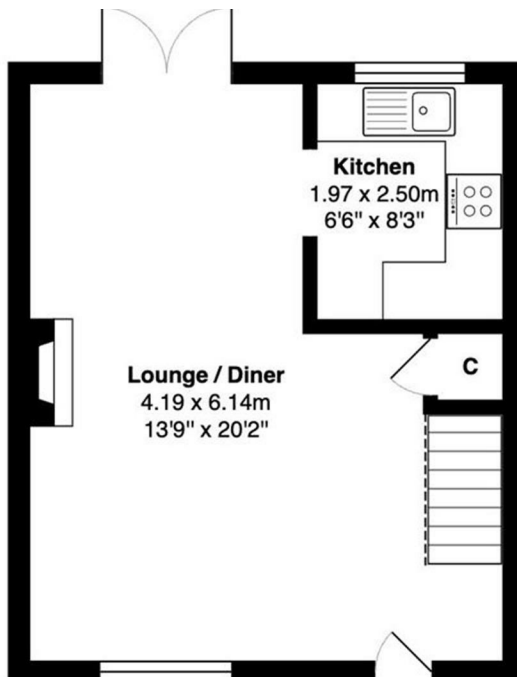
Viewings

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

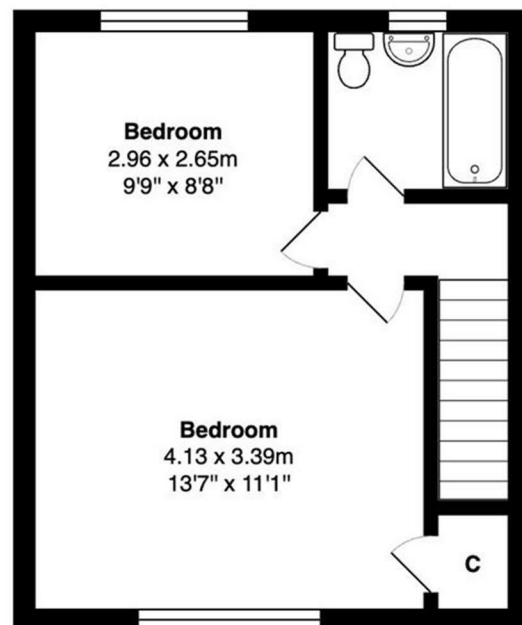
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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: 61.8 m² ... 665 ft²

All measurements are approximate and for display purposes only