



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

Asking Price £264,950

- NO UPPER CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES
- SUPERB SEMI-DETACHED HOUSE
- DETACHED GARAGE
- GARDEN TO FRONT & REAR
- GROUND FLOOR SHOWER ROOM
- SOUGHT AFTER LOCATION

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

Nestled in the heart of a highly sought-after village, this superb three-bedroom semi-detached home offers no forward chain, generously sized gardens to both the front and rear and a detached garage. It is a wonderful opportunity to secure a spacious family home in a thriving community.



Council Tax Band: C



PROPERTY DETAILS

Nestled in the very heart of a highly sought-after village, this superb three-bedroom semi-detached home offers the perfect blend of charm, comfort and convenience. With generously sized gardens to both the front and rear, off-road parking and a detached garage, it has all the ingredients for an ideal family home.

The property is offered with no forward chain and boasts a versatile layout enhanced by a ground-floor shower room, a light-filled conservatory and a neutral, move-in-ready interior.

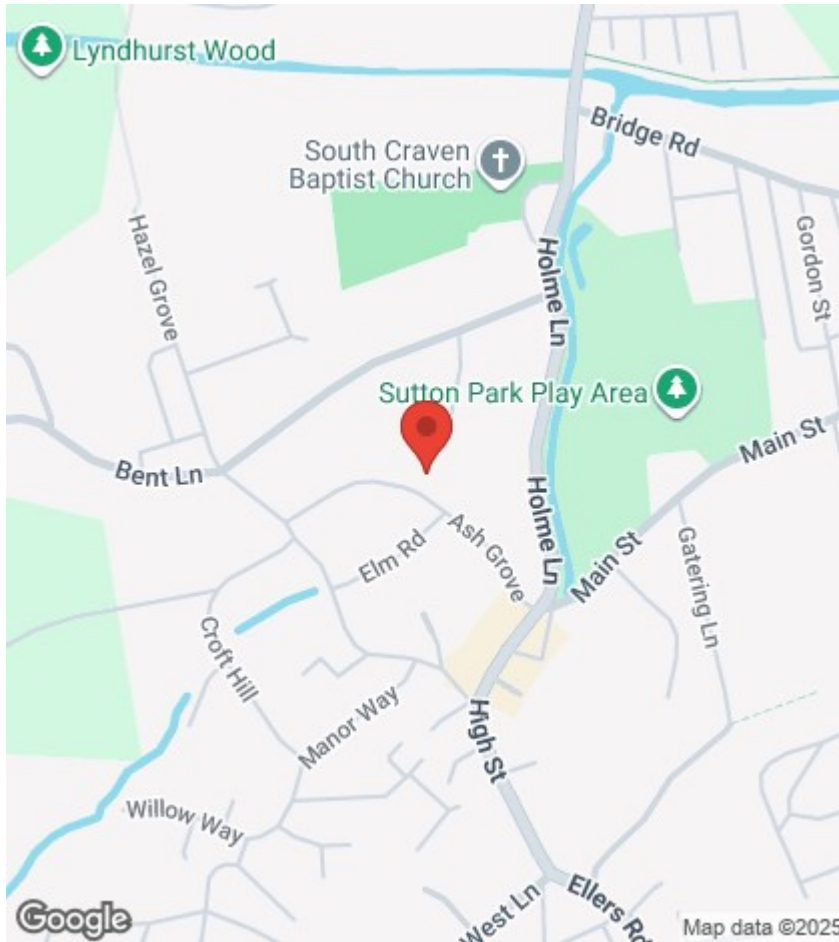
Stepping inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The sitting room is bathed in natural light with views across the front garden, while the standout feature of the ground floor is the fabulous dining kitchen. Complete with French doors opening into the conservatory, this space is perfect for entertaining guests or enjoying everyday family meals.

Upstairs, two generously sized double bedrooms and a well-proportioned single room are served by a stylish family bathroom, offering a comfortable and practical layout for modern living.

The outside space continues to impress, with a mature front garden and a Tarmac driveway leading to the detached garage, providing ample parking. To the rear, a manageable garden with paved and gravelled areas is complemented by a greenhouse, creating a space that can be enjoyed year-round.

Ash Grove itself is enviably located just a short stroll from the picturesque park and Sutton Clough, offering a perfect balance of village life and natural beauty. The village provides everyday essentials with a general store, village hall, two welcoming pubs and The Pantry for convenient takeaway meals. For those looking for more variety, the nearby village of Cross Hills offers a wealth of shops, restaurants, bars and coffee houses. With excellent commuting links to surrounding towns and cities, the location is as practical as it is charming.

This is more than just a house—it is a wonderful opportunity to secure a spacious family home in a thriving community, surrounded by greenery and within easy reach of everything you could possibly need.



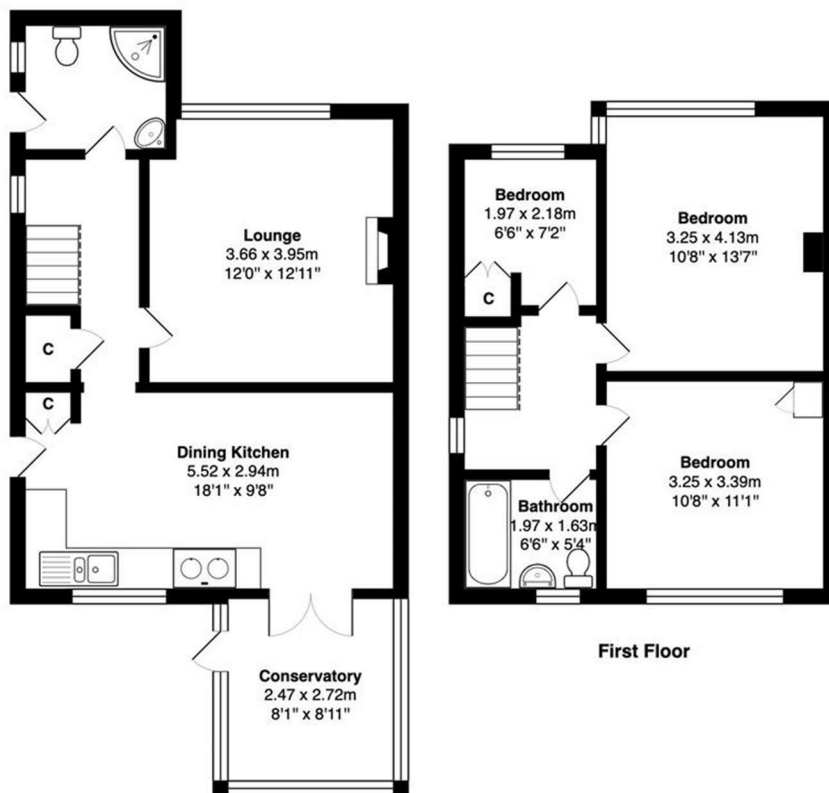
Viewings

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		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
England & Wales		EU Directive 2002/91/EC



Ground Floor

First Floor

Total Area: 85.7 m² ... 923 ft²

All measurements are approximate and for display purposes only