



Park Avenue, Sutton-in-Craven, BD20 7JH

Asking Price £239,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- IDEAL FOR GROWING FAMILIES
- SEMI DETACHED
- MAGNIFICENT GARDENS
- UTILITY ROOM
- SOUGHT AFTER LOCATION

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This excellent three-bedroom semi-detached home provides well-balanced accommodation perfectly suited to a growing family. Benefiting from gas central heating and double glazing, it has also been enhanced in recent years by the addition of a superb driveway, offering ample off-road parking.



Council Tax Band: B



PROPERTY DETAILS

Are you searching for a family home set within generous gardens in one of the area's most desirable villages, just moments from highly regarded schools and a renowned park? If so, this newly available property may be just what you've been waiting for.

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Step inside through the welcoming front door and into a spacious hallway, where an open staircase rises to the first floor. To the right, a generous sitting room awaits, featuring an attractive fire surround with a recessed multi-fuel stove as its focal point. A wide bay window floods the room with natural light and frames charming views of the front garden.

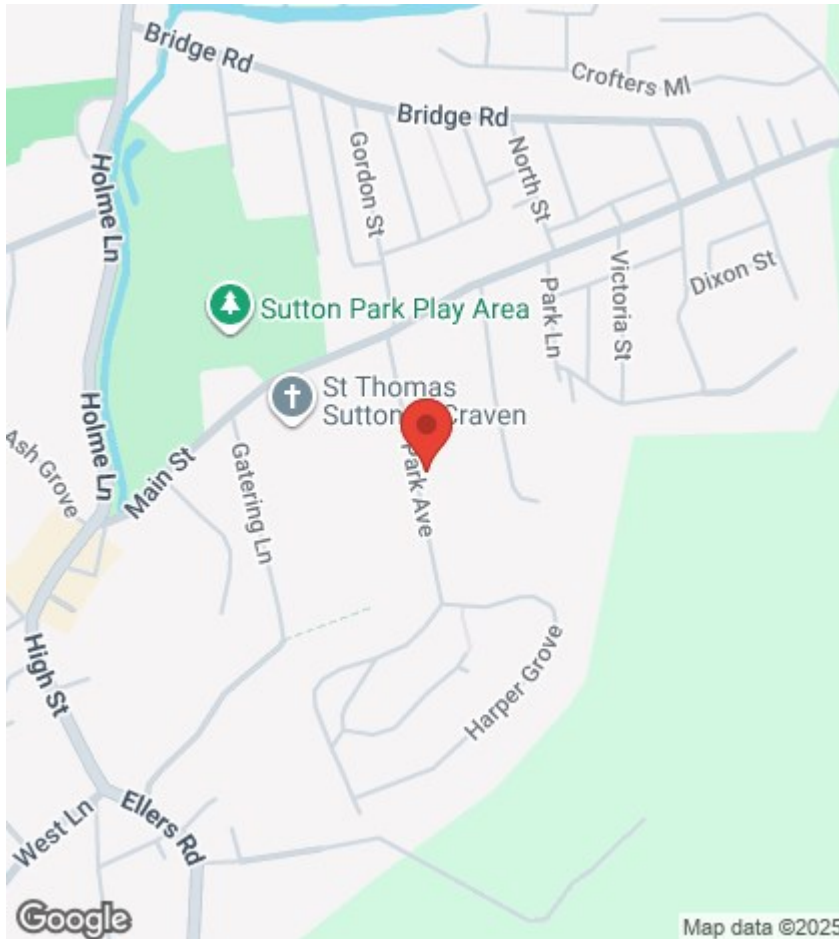
To the rear lies the heart of the home—a well-equipped dining kitchen designed with family life in mind. Large rear windows provide delightful views over the extensive garden, while an adjoining utility room adds valuable practicality and gives direct access to the side of the property.

Upstairs, the first-floor landing feels bright and airy, enhanced by a side window and providing loft access. Three well-proportioned bedrooms all enjoy pleasant outlooks, while the family bathroom completes the accommodation.

Outside, the property continues to impress. A private, low-maintenance front garden, bordered by a neat conifer hedge, sets the scene, while a side driveway offers plenty of space for parking. A timber shed and a collection of fruit trees lead the way to the true highlight—a magnificent, mature rear garden. Predominantly laid to lawn, it is adorned with colourful flowering shrubs, established borders and a variety of fruit trees. A charming pergola draped in wisteria and a feature pond create a truly enchanting space, perfect for family gatherings or quiet relaxation.

Park Avenue itself is located in the very heart of the village, surrounded by other high-quality homes. From here, everything is within easy reach: the village shop, pubs, schools, park and chemist are just a short stroll away. The neighbouring village of Crosshills offers additional amenities and superb transport links are close by, including a railway station within two miles—providing convenient access to larger business centres.

For those seeking a family home in a highly sought-after setting, this property offers the perfect blend of space, charm and location.



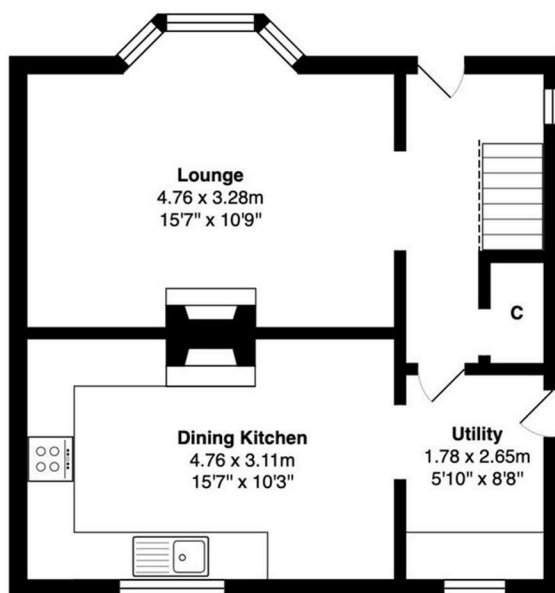
Viewings

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

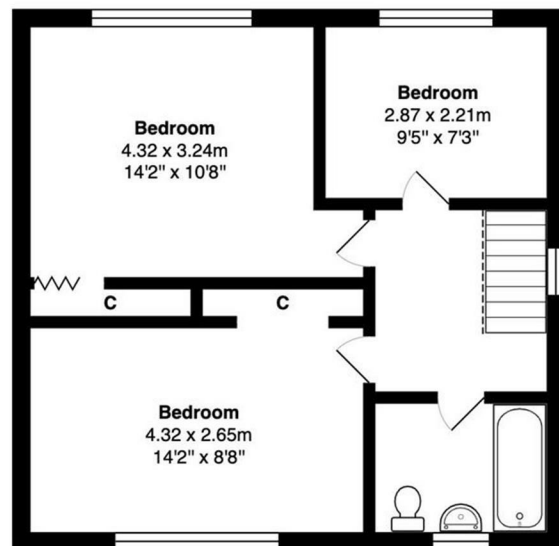
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	82
(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: 88.7 m² ... 955 ft²

All measurements are approximate and for display purposes only