



West Lane, Sutton-in-Craven, BD20 7NP

Asking Price £250,000

- NO UPPER CHAIN
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- EXTENDED SEMI-DETACHED
- DETACHED GARAGE
- FAR-REACHING VIEWS
- PERFECT FOR GROWING FAMILIES

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Council Tax Band: C



PROPERTY DETAILS

Offered for sale with no onward chain, this extended three-bedroom home presents an exciting opportunity in the highly regarded village of Sutton-in-Craven, just a short walk from Sutton Clough. While the property would benefit from some updating, it offers enormous potential and is perfectly suited to families, boasting generous living space, a large enclosed rear garden, a detached garage and ample parking to the front.

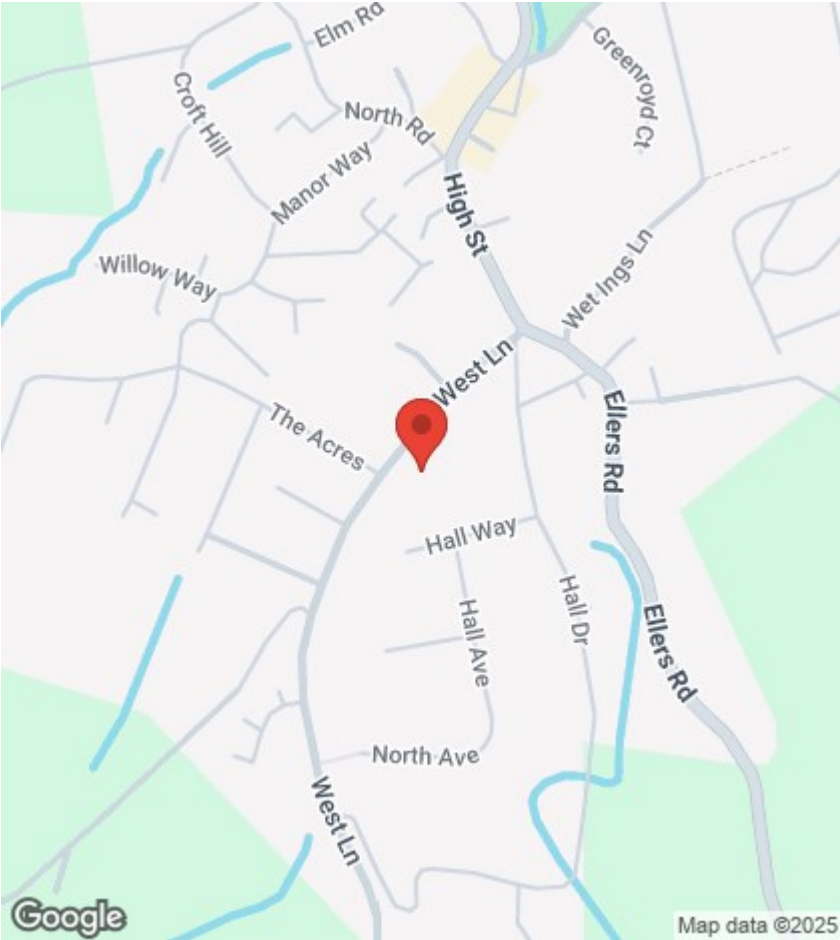
The ground floor opens into a welcoming hallway with stairs leading to the first floor. At the front, the spacious living room provides plenty of room for both relaxing and dining, featuring a charming stone fireplace with a living flame gas fire. This flows through to a bright dining kitchen that enjoys views over the garden and far-reaching countryside beyond. The kitchen is equipped with an integrated oven and gas hob, space for a dishwasher and plumbing for a washing machine.

Upstairs, the main bedroom is a well-proportioned double with fitted wardrobes, complemented by a second double bedroom and a third single bedroom, the latter enjoying a pleasant outlook over rooftops towards The Clough. A house bathroom with a three-piece white suite completes the first floor.

Externally, the property provides excellent outdoor space. A driveway to the front offers off-road parking, while to the side there is access to a detached garage. The rear garden is enclosed and features a flagged patio, ideal for outdoor entertaining, with splendid open views.

The property is set within Sutton-in-Craven, a picturesque village offering a mix of charming period terraces, modern family homes and individual residences. The village is well known for its community spirit and beautiful park, while nearby Cross Hills provides a wider range of shops, amenities and highly regarded schools, making this location a popular choice for families.

Viewing is highly recommended to appreciate the potential and space this wonderful home has to offer.



Viewings

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

EPC Rating:

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