



Harper Grove, Sutton-in-Craven, BD20 7JN

Asking Price £299,950

- EXTENDED SEMI DETACHED HOUSE
- LARGE ENCLOSED SOUTH FACING GARDEN
- SUPERB LONG DISTANCE VIEWS
- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOMS
- OFF ROAD PARKING
- GROUND FLOOR SHOWER ROOM
- SOUGHT AFTER LOCATION

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A rare opportunity has arisen to purchase this remarkably versatile four-bedroom semi-detached home, beautifully extended and enhanced to create an exceptional living space. Set within generous gardens and benefiting from off-road parking, the property boasts an impressive side extension and a superb loft conversion.



Council Tax Band: B



PROPERTY DETAILS

A rare opportunity has arisen to purchase this remarkably versatile four-bedroom semi-detached home, beautifully extended and enhanced to create an exceptional living space. Set within generous gardens and benefiting from off-road parking, the property boasts an impressive side extension and a superb loft conversion, offering a level of space and flexibility that can only be fully appreciated through an internal viewing.

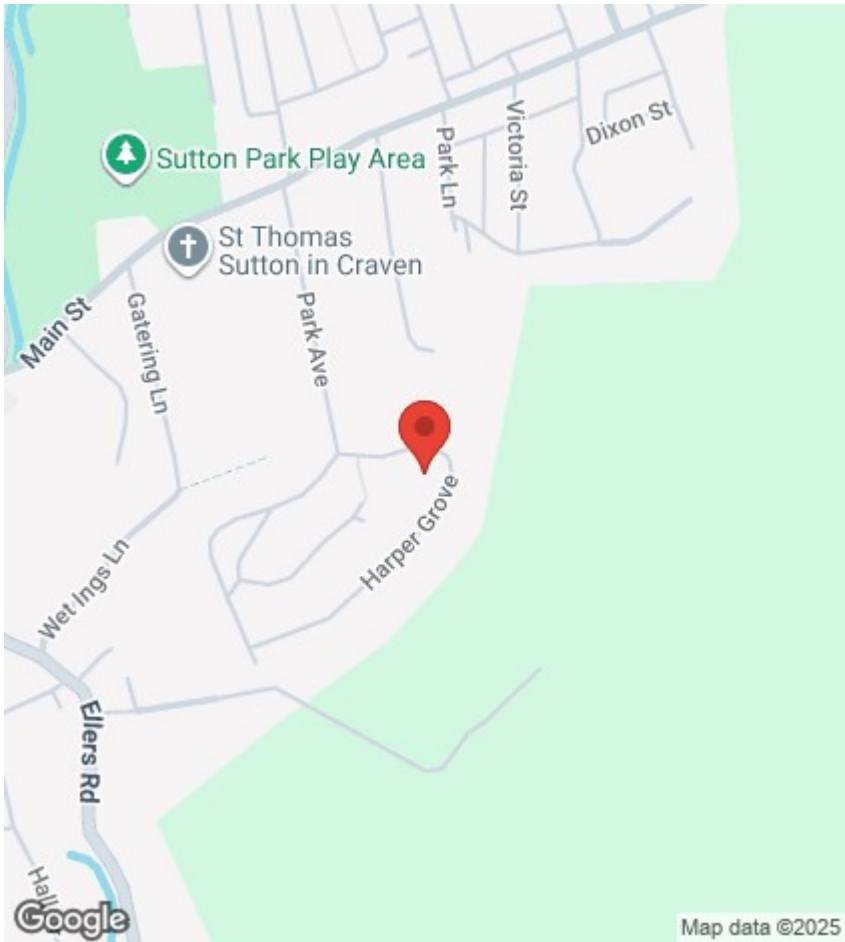
The ground floor welcomes you with an inviting entrance hall leading to a charming sitting room and a stunning, generously sized dining kitchen—perfect for modern family living or entertaining. A practical utility room, a contemporary ground-floor shower room and an additional bedroom with loft storage further elevate the home's versatility, making it ideal for guests, multi-generational living, or home working.

On the first floor, two well-proportioned double bedrooms are served by a luxurious four-piece bathroom, while the second floor reveals another spacious double bedroom and an adjoining study, creating a peaceful retreat or dedicated workspace.

Outside, the property continues to impress with a smartly finished K-render facade, a private driveway and a magnificent south-facing rear garden. Thoughtfully landscaped, it features multiple seating areas, raised vegetable beds, a greenhouse and a timber shed—an oasis for gardening enthusiasts and those who love outdoor living. The home also benefits from gas central heating and double glazing throughout.

Perfectly positioned in the heart of a vibrant village, the property offers immediate access to local shops, a picturesque park, highly regarded primary schools and friendly pubs. The nearby village of Cross Hills is just a short stroll away, providing further amenities and leisure options. With excellent transport links, this sought-after location appeals to both young professionals and families alike.

For buyers searching for a substantial home rich in character, space and potential, this unique property is simply unmissable.



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	72	81
(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	



Total Area: 129.6 m² ... 1395 ft²
All measurements are approximate and for display purposes only