



Eastfield Place, Sutton-In-Craven, BD20 7EX

**Asking Price £194,500**

- NO UPPER CHAIN
- OFF-ROAD PARKING
- DINING KITCHEN
- CHARMING VILLAGE SETTING
- CLOSE TO LOCAL AMENITIES
- THREE BED MID TERRACE
- FRONT LAWNED GARDEN
- IDEAL FOR FTB/GROWING FAMILY
- EXCELLENT TRANSPORT LINKS



# Eastfield Place, Sutton-In-Craven, BD20 7EX

Nestled within Eastfield Place, AWAY FROM THE HUSTLE AND BUSTLE OF MAIN ROAD TRAFFIC, this SPACIOUS THREE BED MID TERRACE is presented with NO ONWARD CHAIN. The property boasts OFF ROAD PARKING and a GARDEN, making it a standout choice in its class.



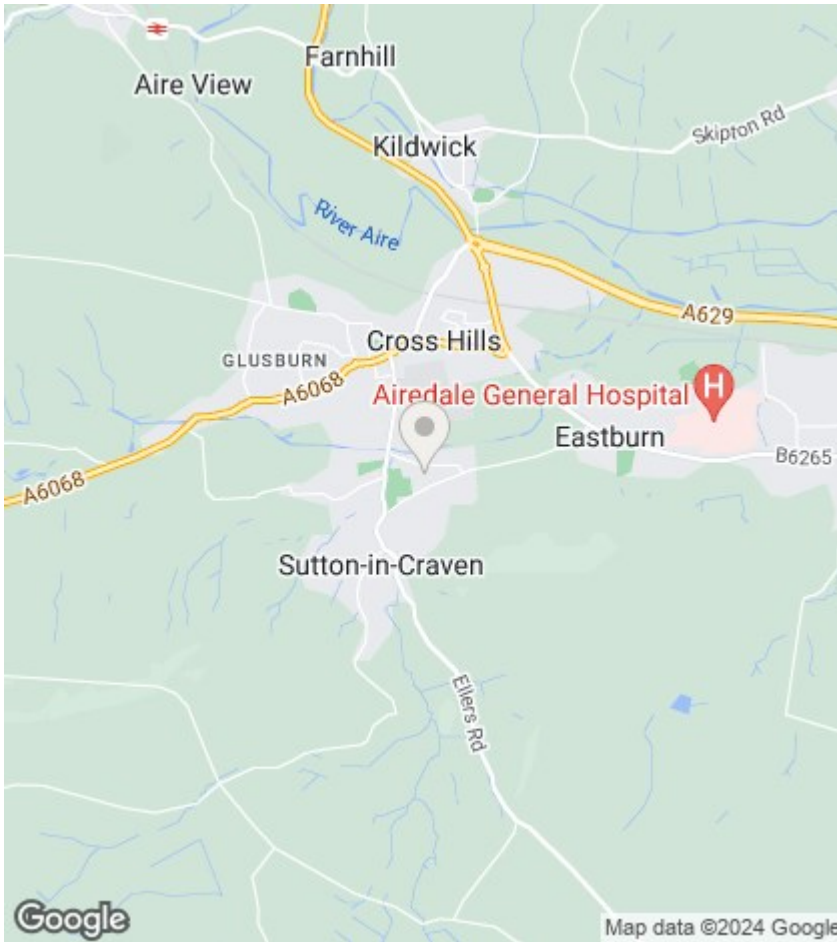
Council Tax Band: B



## PROPERTY DETAILS

Presented with no onward chain, this surprisingly spacious mid-terrace house boasts three bedrooms and a rare find of off-road parking and a garden, making it a standout choice in its class. Benefiting from gas central heating and recently installed sealed unit double glazing, this property is ideal for a growing family. The layout comprises an entrance hall, a cozy sitting room, a dining kitchen, a basement. Upstairs there is a spacious landing with a storage cupboard and loft hatch featuring a convenient pull-down ladder. Three well-proportioned bedrooms alongside a family bathroom.

Nestled within Eastfield Place, away from the hustle and bustle of main road traffic, this charming village offers a tight-knit and highly desirable community. Residents benefit from excellent schooling options, a variety of shops and recreational amenities. Convenient public transport links provide easy access to neighbouring towns and villages, while major business hubs in North and West Yorkshire are within reach for daily commuters.



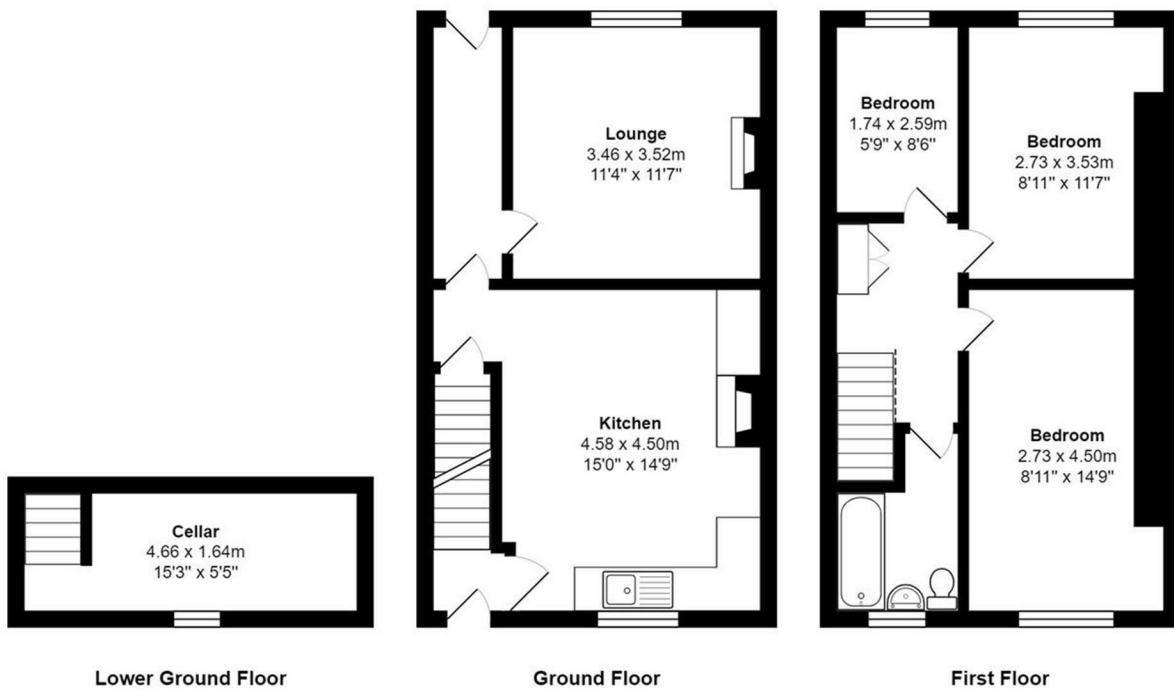
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup> (excluding cellar)

All measurements are approximate and for display purposes only