



Wighill Street, Sutton-In-Craven, BD20 8DJ

Asking Price £169,950

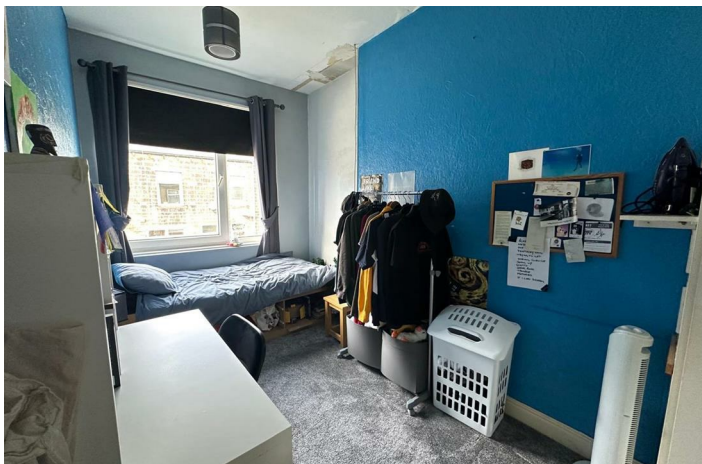
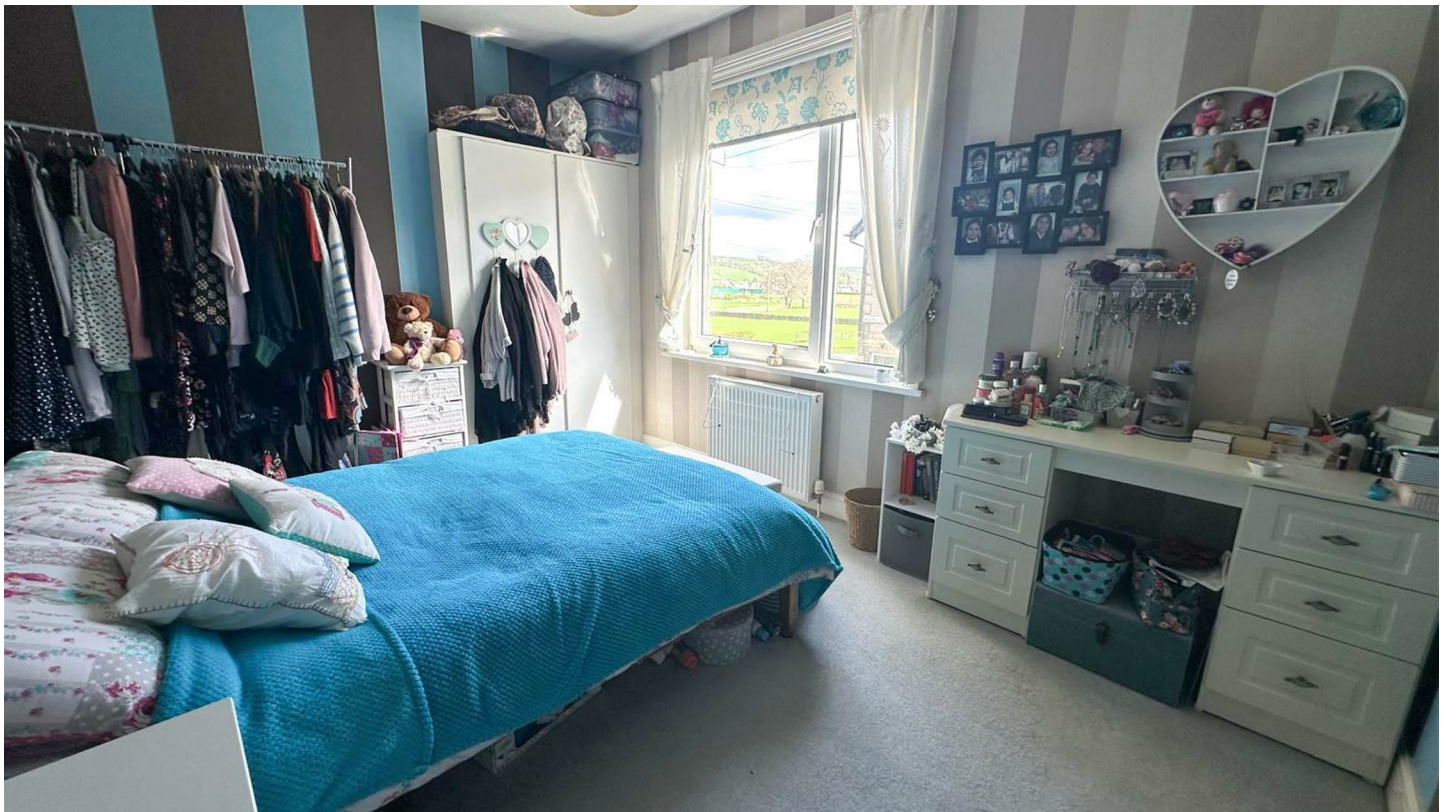
- TRADITIONAL STONE BUILT TERRACED HOUSE
- ENCLOSED REAR YARD
- BENEFITS FROM GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- TWO GENEROUS BEDROOMS
- VIEWS OVER OPEN FIELDS
- DOUBLE GLAZING THROUGHOUT

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A TRADITIONAL STONE BUILT TERRACED PROPERTY offering GENEROUS ACCOMMODATION throughout, featuring a SUPERB EXTENDED BREAKFAST KITCHEN. Outside there is a small frontage with VIEWS TOWARDS OPEN COUNTRYSIDE and an ENCLOSED YARD TO THE REAR.



Council Tax Band: A

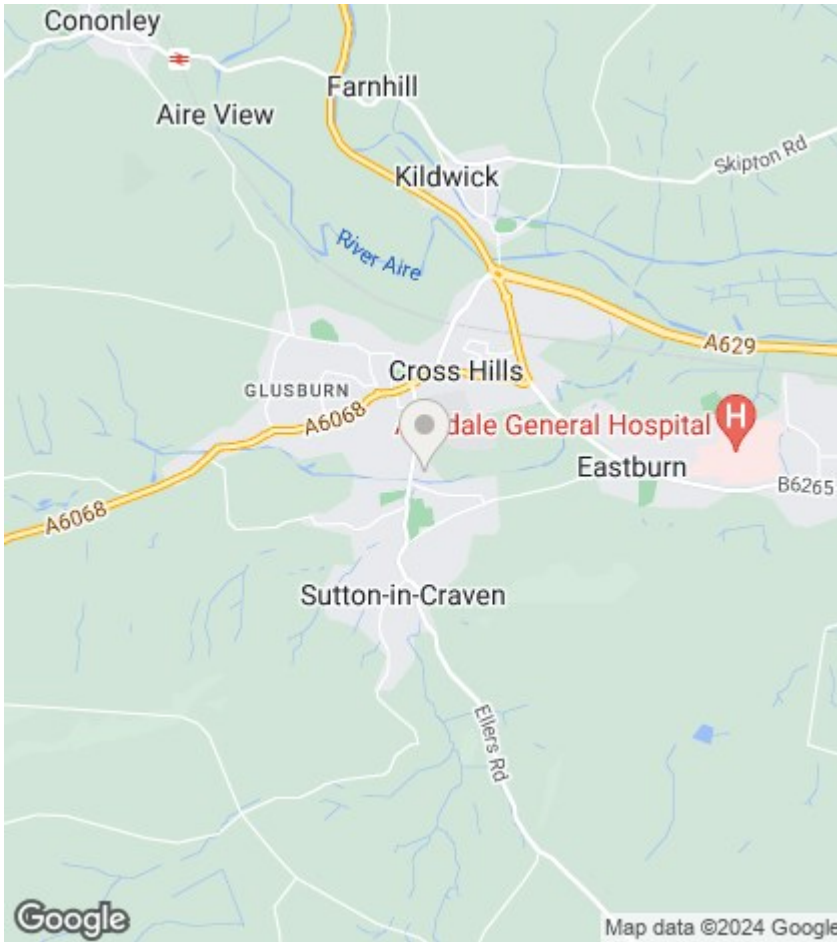


PROPERTY DETAILS

A traditional stone built terraced house offering generous accommodation throughout with a superb extended breakfast kitchen, a spacious sitting room, ground floor cloakroom, two generous sized bedrooms and a house bathroom. Outside there is a small frontage with views towards open fields and an enclosed yard to the rear. The property also benefits from gas central heating and sealed unit double glazing throughout, there has also been a new roof recently installed.

Sutton-in-Craven is one of the Aire Valleys most sought-after villages and the property occupies a central position just off Holme Lane. The local amenities in Sutton-in-Craven and Cross Hills are within minutes walking distance and offer a wide choice of shops, recreational facilities and excellent schooling for all ages. The public transport service is also on the doorstep for those who need to commute to the larger business centres of North and West Yorkshire.

To fully appreciate the size of this excellent home early viewing is strongly recommended.



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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	

