



Hall Way, Sutton-In-Craven, BD20 7NJ

Asking Price £325,000

- SEMI DETACHED PROPERTY
- ON SITE PARKING
- GENEROUS SIZED LIVING SPACES
- EXCEPTIONAL FAMILY HOME
- FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- UTILITY ROOM
- HIGHLY SOUGHT AFTER LOCATION

Hall Way, Sutton-In-Craven BD20 7NJ

A SPACIOUS family home with FOUR BEDROOMS, set within EXTENSIVE GARDENS in a HIGHLY SOUGHT-AFTER LOCATION with ON SITE PARKING. The current owners have meticulously RENOVATED AND UPGRADED their home, with exception of the conservatory.



Council Tax Band: C



PROPERTY DETAILS

Are you in search of a spacious family home with four bedrooms, set within extensive gardens in a highly sought-after location? This property may be just what you're looking for. The current owners have meticulously renovated and upgraded the entire home, with the exception of the conservatory, which they had plans to extend at the rear in the future.

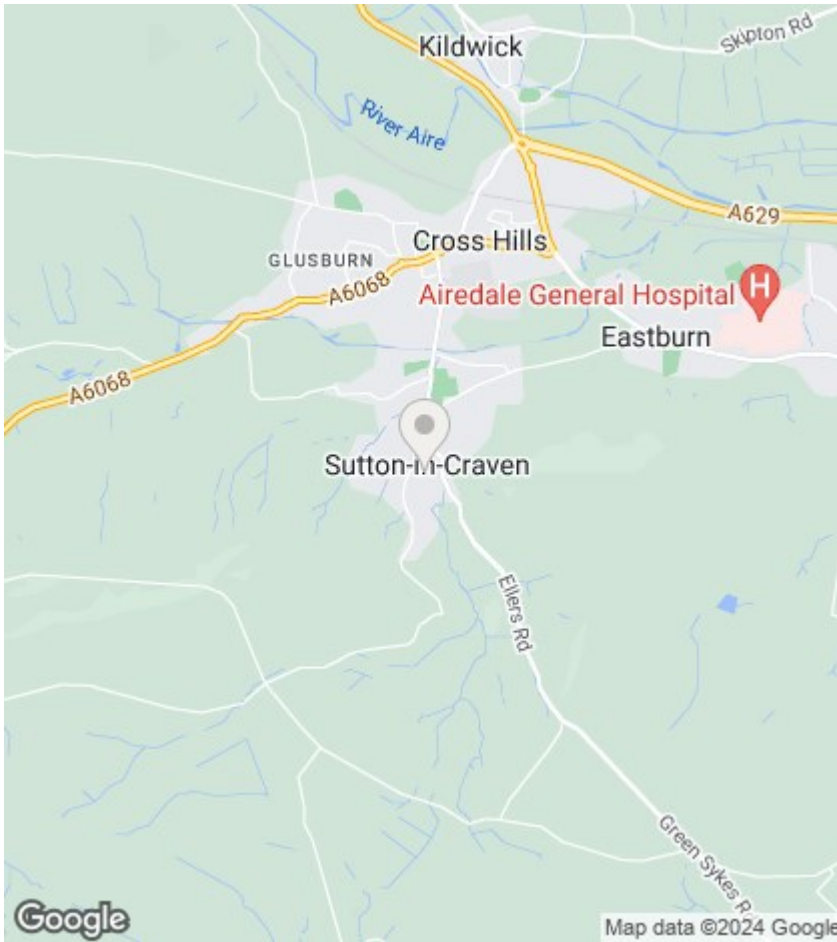
This exceptional property offers generous living spaces across two floors and internal inspection highly recommended to appreciate both its size and quality. Featuring gas central heating and sealed unit double glazing, the home briefly comprises the following:

The stunning dining kitchen is equipped with integrated appliances, complemented by solid wood countertops and floor. French doors open into the conservatory, creating a seamless indoor-outdoor flow. The inner hallway leads to a return staircase providing access to the first floor, while the expansive sitting room to the left is bathed in natural light, offering lovely views of the surrounding hilltops. The property also boasts a spacious utility room with direct access to the rear garden and a modern, stylish bathroom on the ground floor. The conservatory is generously proportioned and could potentially be extended, subject to relevant planning permission.

Upstairs, the first floor reveals a spacious landing with a window overlooking the garden. Three double bedrooms are located here, together with a good size single bedroom. The main bedroom offering stunning views towards Sutton Clough. Additionally, there is a stylish shower room to complete this level.

Externally, the property provides on-site parking and a large, enclosed rear garden with a sizable patio, lawn and a variety of fruit trees. There is also an EV charging point to the front of the property. The home is located on Hall Way, a highly desirable small residential development in the heart of the village. Within walking distance, you'll find local amenities including a recreational park, well-regarded primary and secondary schools, a village shop, and two pubs. An excellent bus service offers convenient access to nearby towns and villages, while the larger business hubs of Leeds, Manchester and beyond can be easily reached via the local train station in Steeton.

This truly remarkable family home, nestled in a desirable location, is an opportunity that won't be available for long.



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			81
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

