



Bridge Road, Sutton-in-Craven, BD20 7ES

Offers In Region Of £349,950

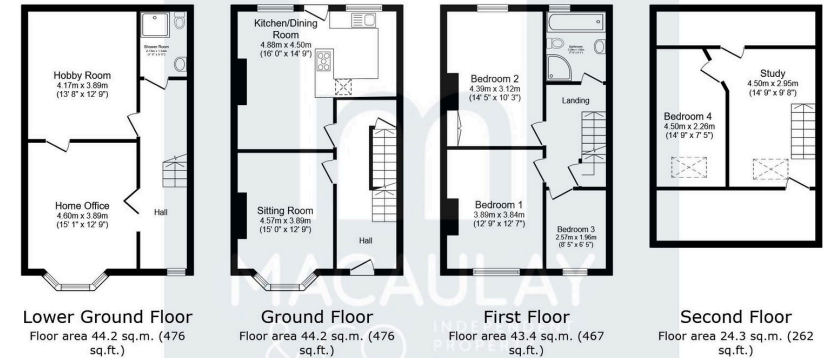
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- Four-bedroom Victorian bay-fronted terrace
- Flexible accommodation across four floors
- Bay-fronted lounge with wood-burning stove
- Large dining kitchen
- Lower ground floor with shower and versatile rooms
- Modern four-piece family bathroom
- Primary bedroom with fitted wardrobes
- Second-floor double bedroom with study area
- Walled front garden and south-facing rear patio
- Council Tax Band C | EPC Band C



A spacious **four-bedroom Victorian bay-fronted terrace** over four floors. Features include a bay-fronted lounge with **wood-burning stove**, **dining kitchen** with bespoke cabinetry, **versatile lower ground floor** with shower and two adaptable rooms, **three first-floor bedrooms** with a **four-piece bathroom**, and a **second-floor double** with eaves storage. Externally, there's a **walled front garden**, **south-facing rear patio**, and shared rear access for parking. Ideal family home close to local amenities and schools.





Total floor area: 156.1 sq.m. (1,680 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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