



**Elm Road, Sutton-In-Craven, West Yorkshire, BD20 7QQ**

**£299,950**

Highly desirable location. 4 large double bedrooms. Charm & character.  
Off street parking. Rural views. Log burner.



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## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this charming and particularly spacious 4 double bed, stone, period property. This superb home occupies a desirable and relatively secluded back lane position in this highly sought after village, close to amenities as well as open countryside. Features include: attractive views from the rear bedrooms, large rooms, exposed beams, plentiful natural daylight, a log burner, PVCu double glazed windows and gas central heating (newly fitted radiators & pipes, along with an 'Ideal Vogue' combi with 4 years warranty remaining). We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, space, character, lifestyle and value.

## PROPERTY SUMMARY

The accommodation includes a large lounge, dining kitchen, utility area, 4 large double bedrooms and house bathroom. Externally there are small courtyard areas to the front and rear. There is also a large and very useful detached parking area (just 15-20 metres away), which has ample space for planting, sheds/bike storage etc.

## LOCATION

The property is ideally situated within the highly desirable and established village of Sutton-In-Craven. The village offers convenience and accessibility, while enjoying rural surroundings. There are amenities within the village, including a shop, pharmacy, schooling, pubs, park and a village hall. There is also easy access into Skipton, Cross Hills, Steeton, Silsden, Addingham, Ilkley, Keighley & Colne, which offer an excellent and comprehensive further range of shops, restaurants, amenities and tourist attractions. The nearby beautiful countryside is ideal for walkers, runners and dog owners. The Leeds to Liverpool Canal is also nearby, enabling scenic walks/cycle rides to Silsden, Skipton, Gargrave and beyond. Popular with residents and tourists, this area of Yorkshire is also an ideal base for those keen to explore the Yorkshire Dales. There are also excellent transport links making it a popular choice with commuters.

## DIRECTIONS

Sat Nav location: BD20 7QQ.

## GROUND FLOOR

A timber, 'stable style' front door leads into:

**Dining Kitchen** 15' 3" x 13' 7" (4.64m x 4.14m) max.  
A well-equipped, modern kitchen with large central island/dining area. Integral dishwasher and space for a range cooker and American style fridge/freezer. 1.5 bowl sink, wide pan drawers and plantation shutters.

### Utility Hall

A very useful space/hall with cupboards to conceal a washing machine and separate dryer. Understairs cupboard and useful full height cupboard for brooms/ironing board etc. Side window.

**Lounge** 15' 10" x 14' 11" (4.82m x 4.54m)

A large main reception room with stone fireplace, log burner, bay window, window seat and PVCu door. Currently used just as a large lounge, but with space for dining if required.



## FIRST FLOOR

Spacious central landing.

**Bedroom One** 15' 3" x 14' 8" (4.64m x 4.47m) max.  
Large double bedroom with rear window, superb views and extensive fitted wardrobes.

**Bedroom Two** 17' 11" x 8' 0" (5.46m x 2.44m)  
Large double bedroom with front window.

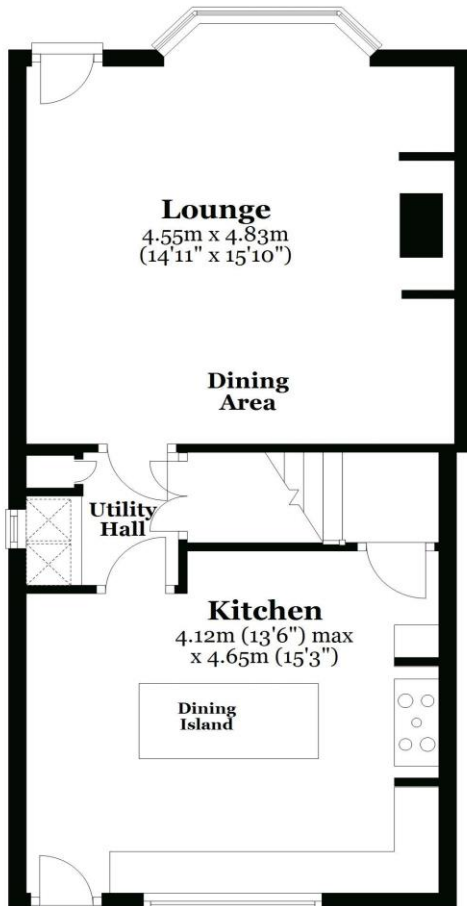
**Bedroom Three** 14' 1" x 10' 8" (4.29m x 3.25m)  
Large double bedroom with front window, fitted wardrobes (also housing the boiler) and overstairs cupboard with loft access hatch.

**Bedroom Four** 14' 9" x 9' 0" (4.49m x 2.74m)  
Large double bedroom with rear window, attractive views and fitted wardrobes.

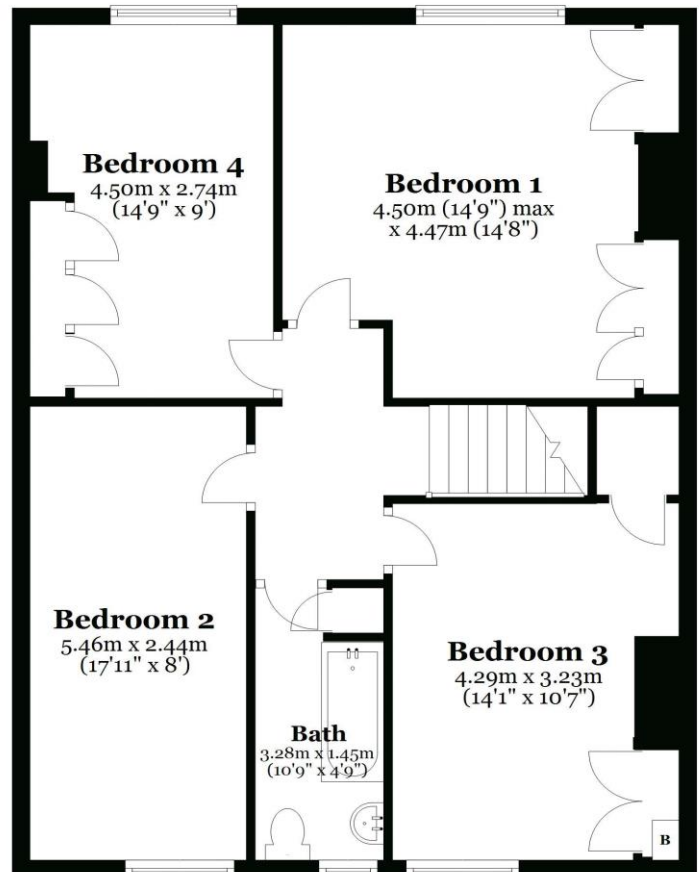
**Bathroom** 10' 9" x 4' 9" (3.27m x 1.45m)  
Fitted white bath suite with shower over the bath. Front window. Linen cupboard.



### Ground Floor



### First Floor





## OUTSIDE

To the front is a stone flagged seating area with stone wall boundaries and planted borders. The front area enjoys late afternoon and evening sun. To the rear is a small yard/seating area, which benefits from morning – early afternoon sun. Gated access to the side. The adjoining alleyway is also within the ownership of this house, and provides a useful storage/bin area (subject to the public right of way).

## PARKING AREA 32' 0" x 17' 0" (9.75m x 5.18m)

Of particular benefit to this property is the separate off-street parking area. This area offers further scope for sheds, storage, planting etc.

## PROPERTY TO SELL?

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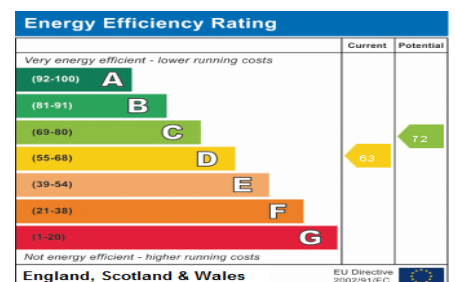
## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.

**Council Tax Band:** D.

These details were prepared / amended on: 17/05/2024



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