



Ash Grove, Sutton-in-Craven, BD20 7QJ

Asking Price £245,000

- NO UPPER CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- SEMI-DETACHED HOUSE
- DETACHED GARAGE
- GARDEN TO FRONT & REAR
- SOUGHT AFTER LOCATION

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Offered to the market with no onward chain, this attractive three-bedroom semi-detached home occupies a superb position in the heart of a highly desirable village. Boasting generous gardens to both the front and rear, a detached garage and private driveway parking, the property presents an exciting opportunity for buyers seeking a spacious family home.



Council Tax Band: C



PROPERTY DETAILS

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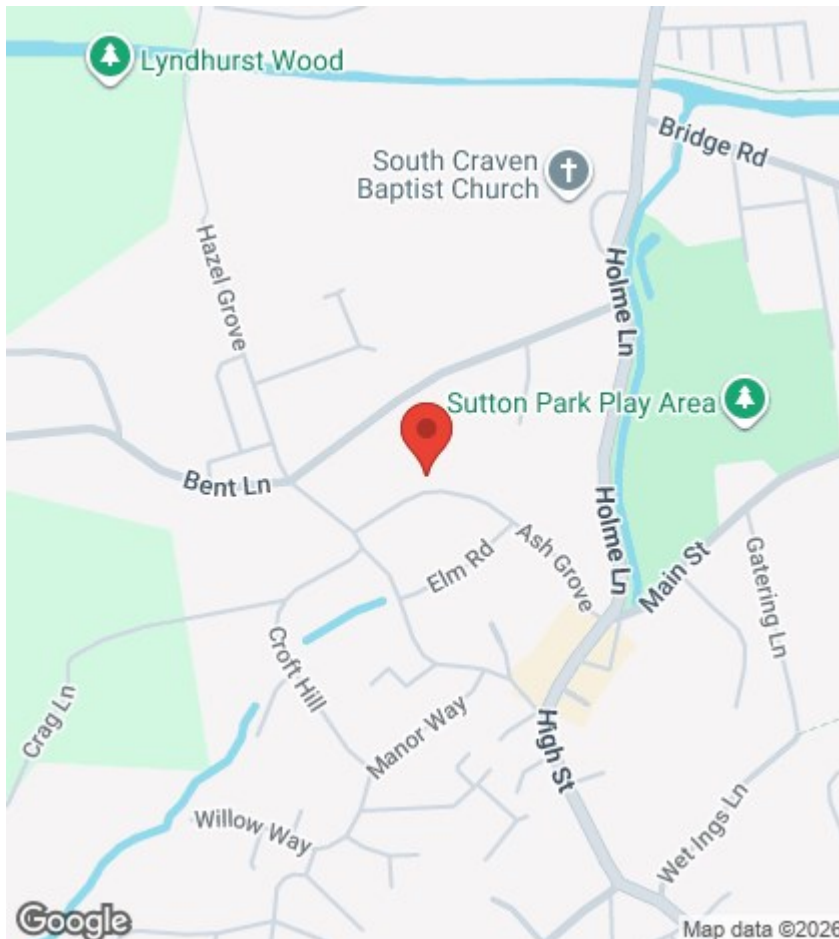
The accommodation is well planned and filled with natural light throughout. A welcoming entrance hall leads into the comfortable sitting room, which enjoys pleasant views over the front garden. Open access into the impressive dining kitchen creates a sociable and versatile living space, ideal for both everyday family life and entertaining. The kitchen offers ample room for dining and gathering with family and friends, making it the true heart of the home.

To the first floor are two generous double bedrooms, a well-proportioned single bedroom and a family bathroom, providing comfortable accommodation for growing families, couples or those looking to work from home.

Externally, the property continues to impress. A mature front garden creates an attractive approach, while the driveway provides ample off-road parking and leads to the detached garage. To the rear, the enclosed garden combines lawned and paved areas, offering a private and manageable outdoor space perfect for relaxing, gardening or enjoying al fresco dining during the warmer months.

Ideally positioned just a short walk from the village park and the picturesque Sutton Clough, the location perfectly balances rural charm with everyday convenience. The village itself offers a range of amenities including a general store, village hall, two popular public houses and takeaway. Nearby Cross Hills provides an excellent selection of shops, cafés, bars and restaurants, while excellent transport links make commuting to the larger business centres of West and North Yorkshire straightforward.

This is a rare opportunity to acquire a well-loved home in a thriving village community, offering excellent potential to modernise and create a property tailored entirely to your own tastes and lifestyle.



Viewings

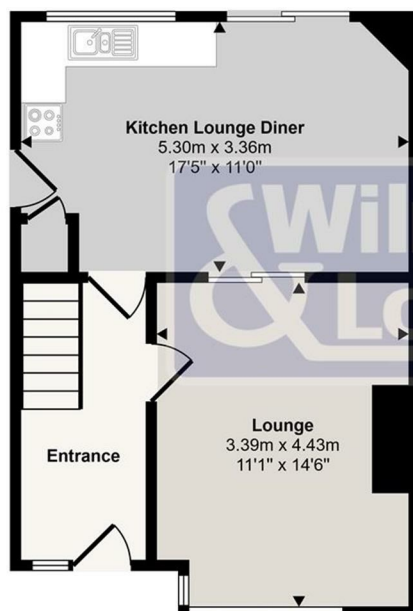
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

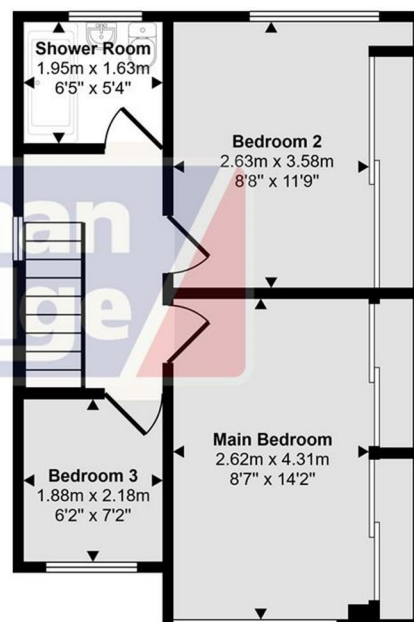
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
81 sq m / 872 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.