

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

North Row, Sutton-in-Craven

Price £158,500





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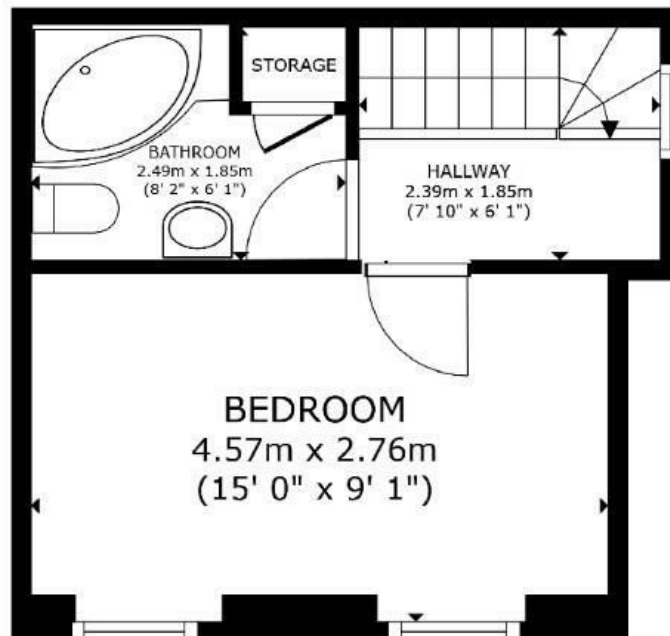
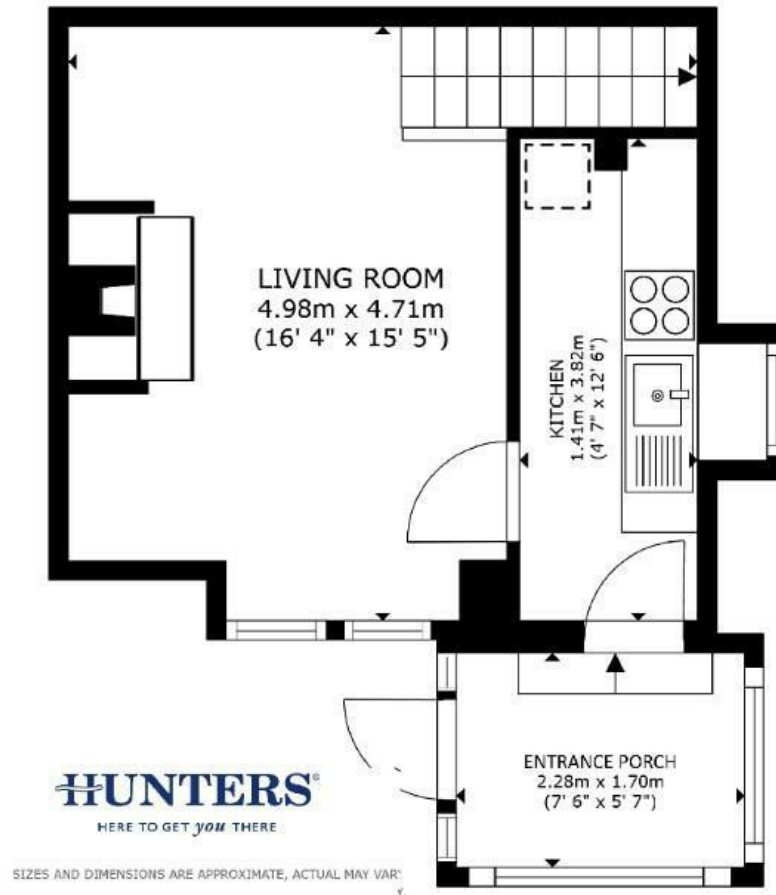
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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>65</b> | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



Located at the end of a charming terrace on North Row in Sutton-in-Craven, this delightful Victorian back-to-back property offers a delightful blend of character and traditional styles with modern living facilities.

Offering a cosy living room with multi-fuel-stove, a relaxing double bedroom, and an impressive bathroom, this property is perfect for a single person, a young couple, or those looking to downsize.

Handy for the village facilities including shops, park and pubs, and a pleasant stroll into the larger village of Cross Hills with a supermarket, independent retailers, cafes and restaurants, doctors, dental practice, pubs and schools.

A freshly refurbished entrance porch leads into a well-planned kitchen with a range of fitted units and wood-effect worktops incorporating a circular stainless steel sink and drainer, set below a window for natural light, an electric hob with canopy over, and a built-under fan oven. The beamed ceiling and tiled floor add to the room's charm.

The sitting room is a cosy retreat, featuring a multi-fuel-stove set within a hand carved stone fire place creating a warm and inviting atmosphere. The attractive wood strip flooring and built-in storage enhance the room's appeal, while the window seat provides a perfect spot to relax and enjoy the outlook.

To the first floor, a spacious bedroom is filled with natural light from two front-facing windows with an open outlook, and features a timber-lined ceiling and high quality laminate flooring creating a serene environment for resting. The bathroom is well-appointed with a corner bath with an electric shower unit above, wash basin and WC, and having period-style bonded tiling, making for an attractive room.

The vendor has enjoyed un-restricted use of the parking area at the front of the property during her 12 year residency.

The location is ideal, with easy access to open fields, local parks, and the amenities of Cross Hills, all within a pleasant walking distance.

Having undergone comprehensive and tasteful refurbishment and updating by our client, this charming cottage is ready to welcome its new owners. With its exceptional character and modern comforts, it truly is a remarkable find in a thriving village community. Viewing is highly recommended to fully appreciate all that this property has to offer.

#### **On-Line-Bullet-Points**

- Charming Victorian Cottage • Beautifully refurbished interior • Purposeful kitchen • Cosy sitting room with multi-fuel-stove • Spacious double bedroom with pleasant outlook • Period-style bathroom • Picturesque walks from the doorstep • Quiet village location • Close to shops & parks • Parking