



Park Avenue, Sutton-in-Craven, BD20 7JH

Asking Price £229,950

- NO UPPER CHAIN
- THREE BEDROOMS
- UTILITY ROOM
- SOUGHT AFTER LOCATION
- SEMI DETACHED HOUSE
- GENEROUS GARDENS
- IDEAL FOR GROWING FAMILIES
- CLOSE TO LOCAL AMENITIES

# Park Avenue, Sutton-in-Craven, BD20 7JH

An exciting opportunity to acquire a charming three-bedroom semi-detached home, set within generous gardens on three sides and offered to the market for the first time in 57 years. Having been lovingly owned by the same family for decades, this property presents a wonderful chance for new owners to modernise and create a truly bespoke home.



Council Tax Band: B



## PROPERTY DETAILS

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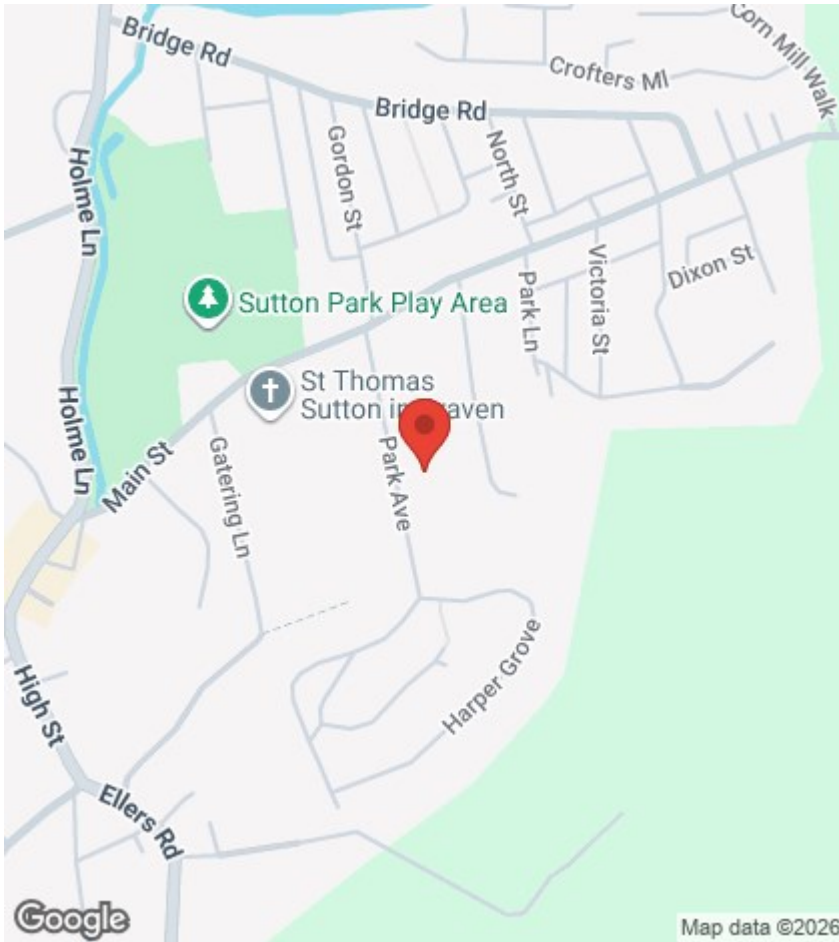
The accommodation begins with a welcoming and spacious entrance hall, leading into a bright sitting room featuring a large bay window that floods the space with natural light. To the rear, the dining kitchen enjoys two windows overlooking the attractive gardens and the rolling hills beyond, providing a delightful backdrop for everyday living. A highly practical utility room offers additional storage and convenient side access.

Upstairs, a generous landing leads to two well-proportioned double bedrooms, a comfortable single bedroom, and a family bathroom, all offering excellent potential for reconfiguration or enhancement.

Externally, the property occupies a good size plot with gardens extending to three sides, including mature planting to the rear that provides both privacy and a peaceful outdoor setting.

Situated in the highly sought-after village of Sutton, the home benefits from a range of local amenities including shops, well-regarded schools, and a nearby park, all within easy reach. Excellent transport and commuting links further enhance its appeal.

Ideal for buyers seeking a property with character and potential, this is a fantastic opportunity to create a long-term home tailored to your own taste and style.



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(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	