



**West Lane, Sutton-in-Craven, BD20 7NP**

**Asking Price £250,000**

- NO UPPER CHAIN
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- EXTENDED SEMI-DETACHED
- DETACHED GARAGE
- FAR-REACHING VIEWS
- PERFECT FOR GROWING FAMILIES

# West Lane, Sutton-in-Craven, BD20 7NP

Offered for sale with no onward chain, this extended three-bedroom home presents an exciting opportunity in the highly regarded village of Sutton-in-Craven. While the property would benefit from some updating, it offers enormous potential and is perfectly suited to families, boasting generous living space, a large enclosed rear garden, a detached garage and ample parking to the front.



Council Tax Band: C



## PROPERTY DETAILS

Offered for sale with no onward chain, this extended three-bedroom home presents an exciting opportunity in the highly regarded village of Sutton-in-Craven, just a short walk from Sutton Clough. While the property would benefit from some updating, it offers enormous potential and is perfectly suited to families, boasting generous living space, a large enclosed rear garden, a detached garage and ample parking to the front.

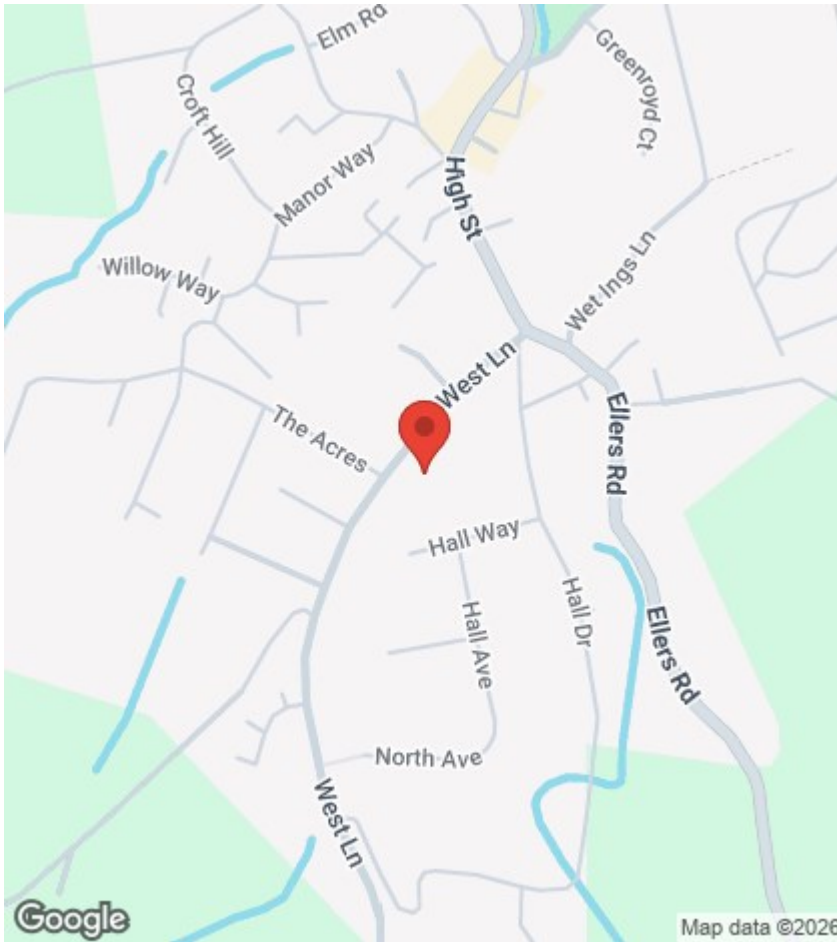
The ground floor opens into a welcoming hallway with stairs leading to the first floor. At the front, the spacious living room provides plenty of room for both relaxing and dining, featuring a charming stone fireplace with a living flame gas fire. This flows through to a bright dining kitchen that enjoys views over the garden and far-reaching countryside beyond. The kitchen is equipped with an integrated oven and gas hob, space for a dishwasher and plumbing for a washing machine.

Upstairs, the main bedroom is a well-proportioned double with fitted wardrobes, complemented by a second double bedroom and a third single bedroom, the latter enjoying a pleasant outlook over rooftops towards The Clough. A house bathroom with a three-piece white suite completes the first floor.

Externally, the property provides excellent outdoor space. A driveway to the front offers off-road parking, while to the side there is access to a detached garage. The rear garden is enclosed and features a flagged patio, ideal for outdoor entertaining, with splendid open views.

The property is set within Sutton-in-Craven, a picturesque village offering a mix of charming period terraces, modern family homes and individual residences. The village is well known for its community spirit and beautiful park, while nearby Cross Hills provides a wider range of shops, amenities and highly regarded schools, making this location a popular choice for families.

Viewing is highly recommended to appreciate the potential and space this wonderful home has to offer.



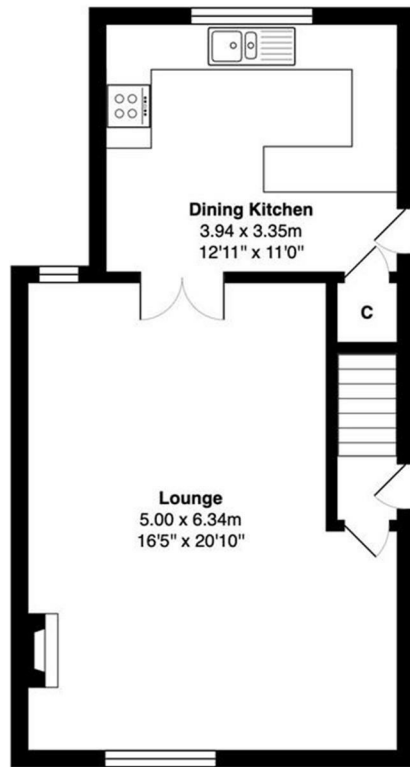
## Viewings

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

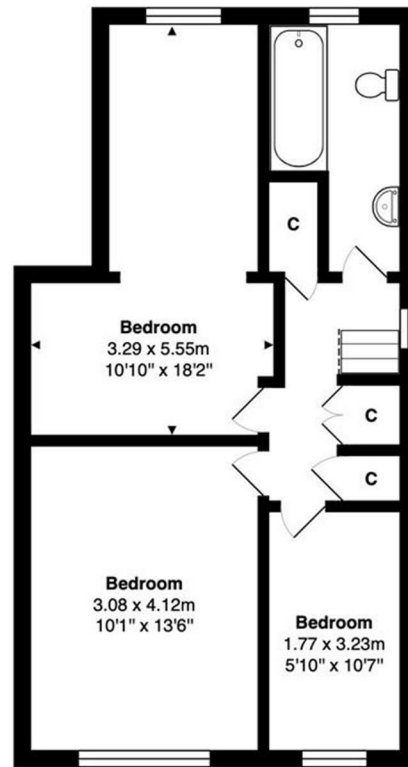
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 91.1 m<sup>2</sup> ... 981 ft<sup>2</sup>

All measurements are approximate and for display purposes only