Crag View, Sutton-in-Craven BD20 7QE

Asking Price £240,000

- TRADITIONAL TERRACED PROPERTY
- PRIVATE REAR ENCLOSED YARD
- USEFUL OUTBUILDING PROVIDING ADDITIONAL STORAGE
- HIGHLY DESIRABLE POSITION
- EXCELLENT TRANSPORT LINKS
- THREE BEDROOMS
- LOW MAINTANENCE SEATING AREA
- MAGNIFICENT DINING KITCHEN
- VILLAGE BOASTS A VIBRANT COMMUNITY SPIRIT
- SUITABLE FOR A RANGE OF BUYERS

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
01535 636238

crosshills@wilman-lodge.co.uk
www.wilman-lodge.co.uk

Crag View, Sutton-in-Craven, BD20 7QE

This beautifully presented four-storey home offers an impressive amount of thoughtfully designed living space, combining contemporary style with the character and charm of a traditional terraced property. Lovingly renovated by the current owners with exceptional attention to detail, the result is a stunning, move-in-ready home that perfectly balances modern convenience with timeless appeal.

3 1 1 D

Council Tax Band: B

PROPERTY DETAILS

This beautifully presented four-storey home offers an impressive amount of thoughtfully designed living space combining contemporary style with the character and charm of a traditional terraced property. Lovingly renovated by the current owners with exceptional attention to detail, the result is a stunning move-in-ready home that perfectly balances modern convenience with timeless appeal.

Occupying a highly desirable position in the heart of the village, the property enjoys delightful views across the village green and towards the iconic Pinnacles creating an enviable setting for everyday living. The versatile accommodation will appeal to a wide range of buyers including first-time purchasers, growing families, professionals working from home, and those simply seeking more space in a sought-after location.

The welcoming entrance opens into a cosy yet elegant sitting room, featuring attractive picture rails and picturesque views to the front. At the heart of the home lies the magnificent dining kitchen, a superb space for both everyday family life and entertaining. Fitted with stylish contemporary units, integrated appliances and a striking double Rangemaster cooker set within a recessed feature alcove, this room is both practical and impressive. From here, stairs lead to the upper floors and to the highly useful keeping cellar providing excellent additional storage.

To the rear of the property is a modern utility room offering further practicality and direct access to the rear yard.

The first floor comprises a spacious landing with stairs continuing to the attic level. There are two generous double bedrooms with the principal front bedroom enjoying far-reaching views towards the Pinnacles. A further single bedroom also benefits from the attractive outlook. Completing this floor is a stylishly appointed shower room, thoughtfully designed with contemporary fittings and finishes.

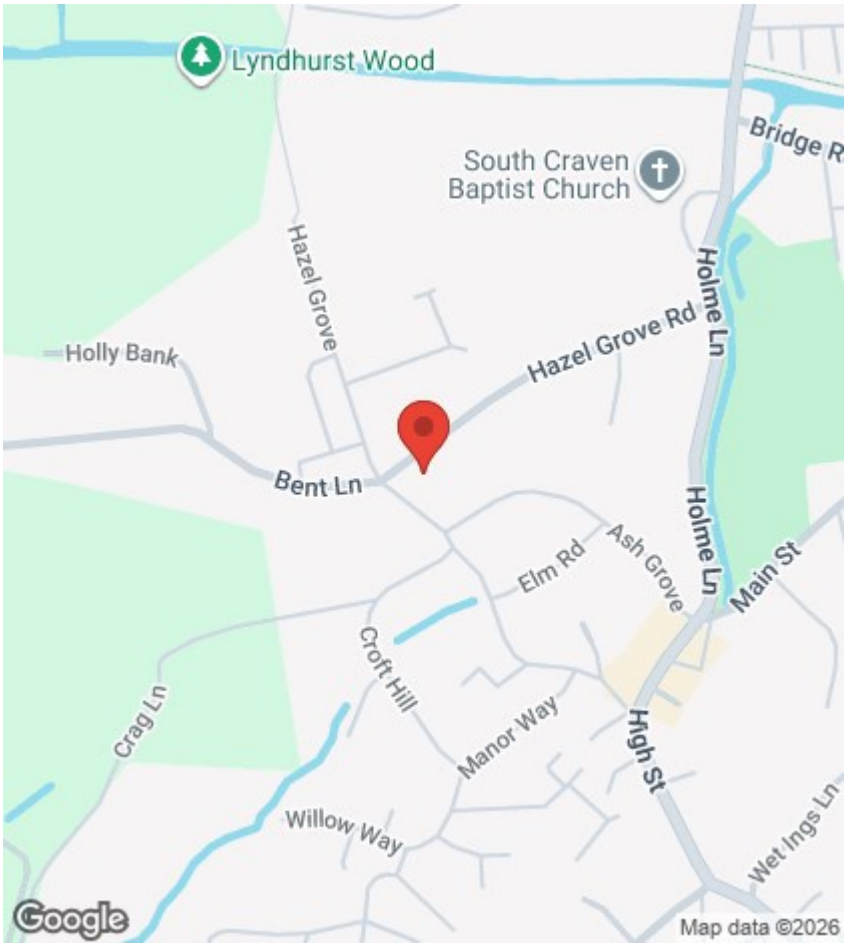
The second floor provides a fantastic attic space illuminated by Velux windows creating a bright and versatile area that could be utilised as a hobby room, home office, occasional guest space, or additional recreational area. While this space does not conform to current building regulations for a formal bedroom it remains a valuable and highly usable part of the home.

Externally, the property continues to impress. To the front is a low-maintenance seating area perfect for enjoying the village atmosphere and open views. To the rear is a private enclosed yard with a useful outbuilding providing additional storage solutions.

Sutton-in-Craven remains one of the Aire Valley's most sought-after villages, and it is easy to understand why. The village boasts a vibrant community spirit, a beautifully maintained park with its own park keeper, an excellent selection of local shops, welcoming pubs, and highly regarded schools, all within comfortable walking distance.

Excellent transport links include a regular bus service on the doorstep, while nearby rail connections provide convenient access for commuters.

Offering substantial accommodation, exceptional presentation, and an enviable village location, this outstanding home presents a rare opportunity for buyers seeking a property ready to move straight into and enjoy. Early viewing is highly recommended.

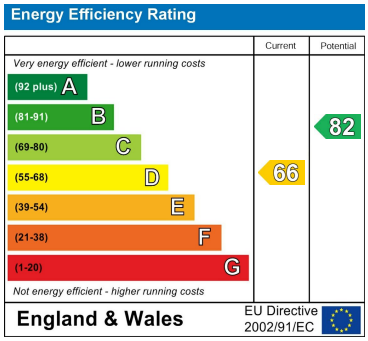


Viewings

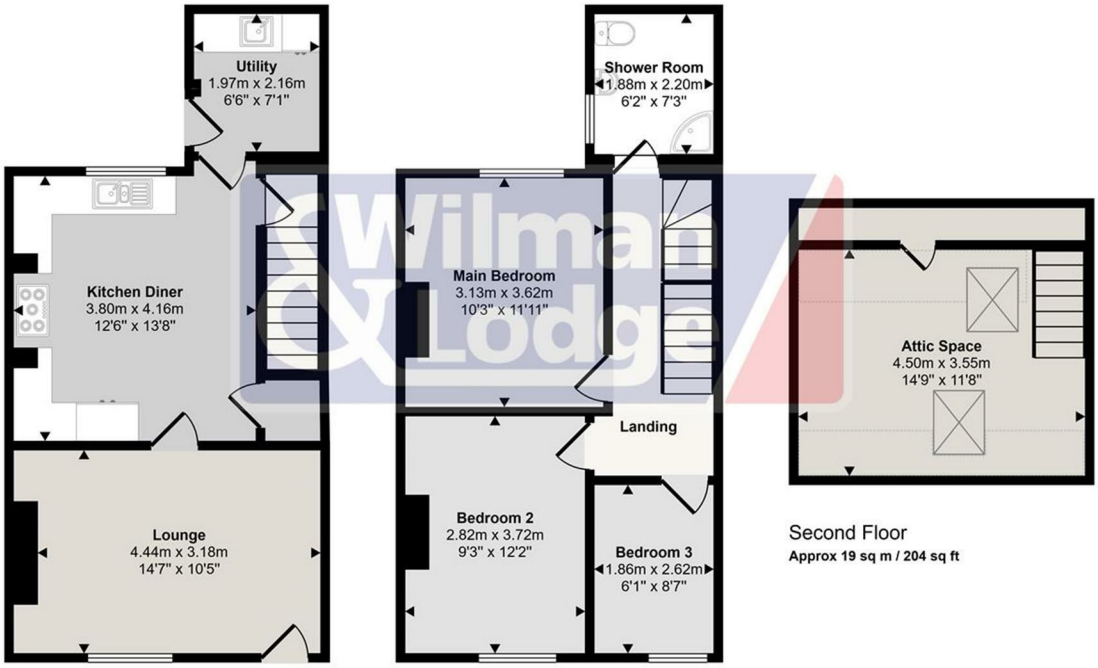
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

D



Approx Gross Internal Area
101 sq m / 1087 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft

First Floor
Approx 41 sq m / 442 sq ft

Second Floor
Approx 19 sq m / 204 sq ft

Denotes head height below 1.5m

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.

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
01535 636238
crosshills@wilman-lodge.co.uk
www.wilman-lodge.co.uk