



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

Asking Price £259,950

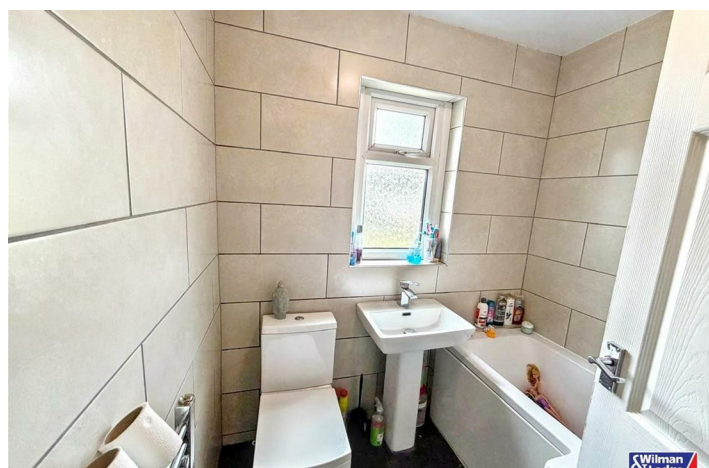
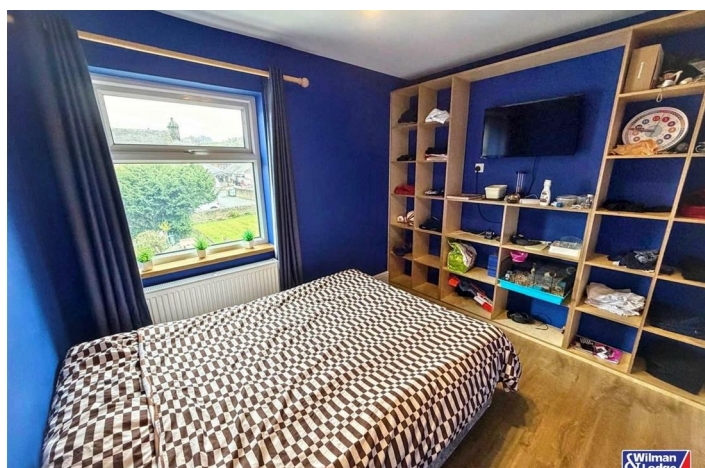
- SEMI DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- IDEAL FOR GROWING FAMILIES
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- GARDEN TO THREE SIDES
- SOUGHT AFTER LOCATION
- VIEWING A MUST

# 5 Park Avenue, Sutton-In-Craven BD20 7JH

This attractive three bedroom family home offers well-presented accommodation arranged over two floors and is ideally situated on Park Avenue, in the heart of a highly sought-after village known for its strong sense of community.



Council Tax Band: C



## PROPERTY DETAILS

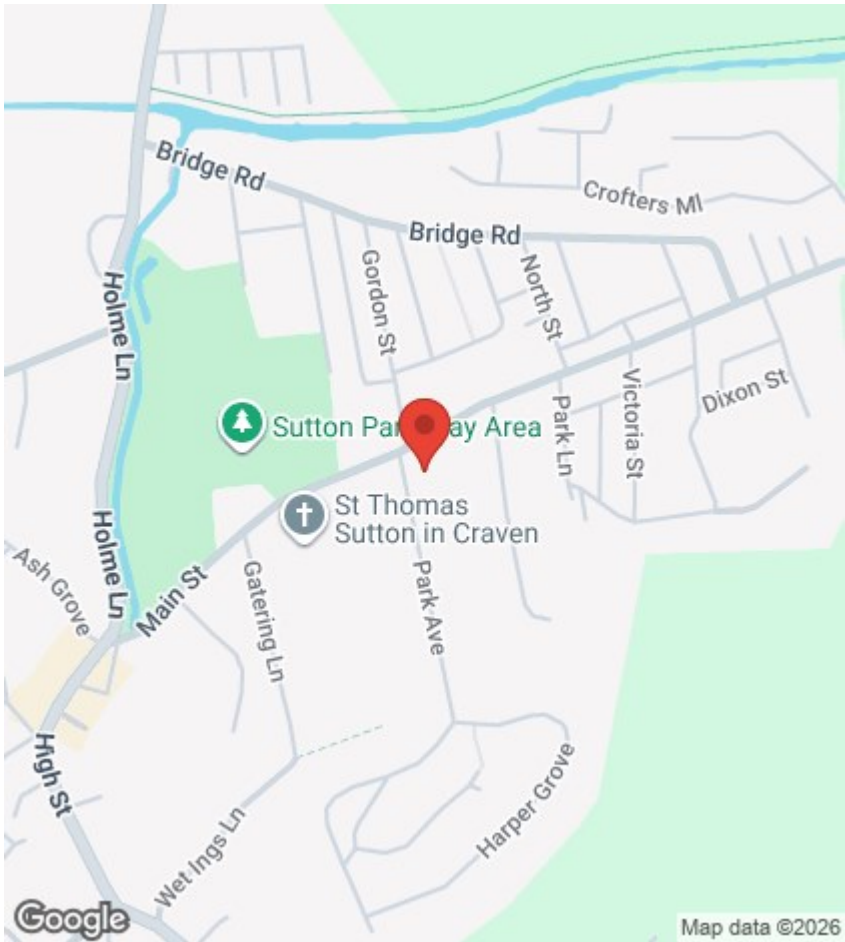
This attractive family home offers well-presented accommodation arranged over two floors and is ideally situated on Park Avenue, in the heart of a highly sought-after village known for its strong sense of community. The area benefits from a range of local amenities including a general store, two primary schools and two welcoming public houses, while excellent transport links make it ideal for commuters, with a train station in nearby Steeton approximately two miles away and a regular bus service close by. The popular village of Cross Hills is also within easy walking distance, offering a wider selection of shops, services and schooling for all ages.

The property itself briefly comprises a welcoming entrance hall with an open staircase to the first floor and a useful built-in cupboard on the landing, leading through to a comfortable sitting room featuring a recessed fireplace with a multi-fuel stove and pleasant views over the front garden. A separate dining room provides an ideal space for entertaining, enjoying views to the front and side. The breakfast kitchen is fitted with a stylish range of modern wall and base units complemented by marble-effect work surfaces, a Belfast sink and integrated appliances including an electric oven and gas hob, with space for a washing machine and a door opening out to the rear garden. A convenient ground floor cloakroom completes the accommodation on this level.

To the first floor, a spacious landing with a rear-facing window gives access to three generously sized double bedrooms, all well-proportioned and filled with natural light. The principal bedroom has pleasing views to the front, while the remaining bedrooms enjoy pleasant aspects over the front, side and rear gardens. The house bathroom is fitted with a modern three-piece suite including a bath with shower over, wash basin and W.C., finished with partial wall tiling.

Externally, the property occupies a generous plot with gardens extending to three sides. The front features a well-maintained lawn and a gated driveway providing ample off-road parking. To the rear, the enclosed garden offers a lawned area along with two separate patio spaces, ideal for outdoor dining and relaxation.

Offering spacious, well-balanced accommodation in a desirable village setting, this property presents an excellent opportunity for those seeking a comfortable and conveniently located family home.



## Viewings

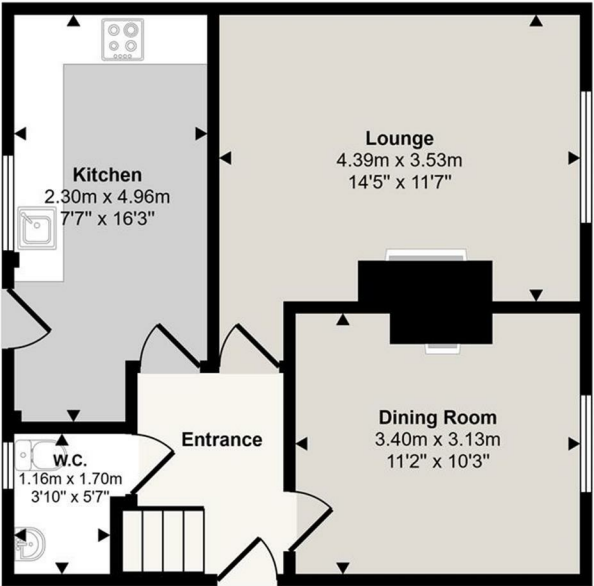
Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

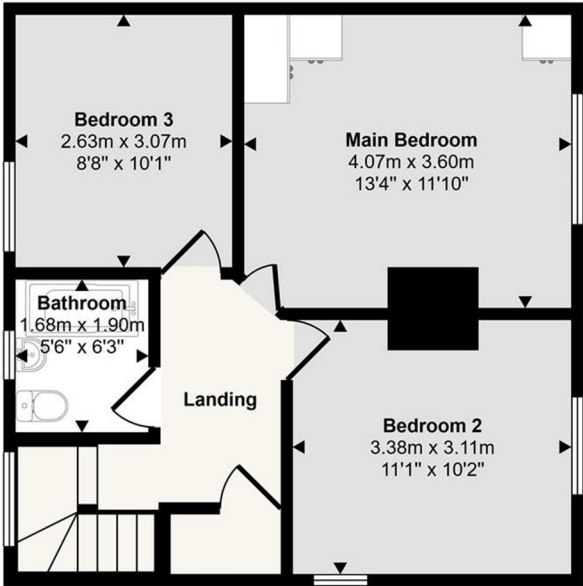
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 84                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Approx Gross Internal Area  
93 sq m / 1003 sq ft



Ground Floor  
Approx 47 sq m / 501 sq ft



First Floor  
Approx 47 sq m / 502 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.