



Gordon Street, Sutton-In-Craven, BD20 7EU

**Offers Over £169,950**

- NO UPPER CHAIN
- THREE BEDROOMS
- CAST IRON GAS STOVE
- NEW CARPETS THROUGHOUT
- GAS CENTRAL HEATING
- MID TERRACE PROPERTY
- ENCLOSED REAR YARD
- CELLAR
- SEALED UNIT DOUBLE GLAZING
- CENTRALLY LOCATED



# Gordon Street, Sutton-In-Craven BD20 7EU

Wilman and Lodge are delighted to present this EXCEPTIONAL, THREE BEDROOM, traditional TERRACE HOME to the open market with NO UPPER CHAIN. Offering DECEPTIVELY SPACIOUS accommodation, this property is ideal for FAMILIES or FIRST TIME BUYERS.



Council Tax Band: B



### PROPERTY DETAILS

Wilman and Lodge are delighted to present this exceptional, three-bedroom, traditional terrace home to the open market with no upper chain. Offering deceptively spacious accommodation across three floors, this property is ideally suited for families or first-time buyers.

Conveniently located within walking distance of excellent schools and everyday amenities, the home benefits from sealed unit double glazing and gas central heating.

The generous sitting room features a charming fireplace with a cast iron gas stove, while the well-equipped dining kitchen provides access to the cellar, first floor and rear yard. The basement offers a useful storage space with power and lighting.

On the first floor, you'll find a spacious master bedroom, a further well-proportioned bedroom, and a house bathroom. The second floor boasts a large attic bedroom, which has the potential to be divided into two (subject to the necessary planning permissions).

Outside, the property enjoys an enclosed rear yard with a timber shed.

Situated in the picturesque village of Sutton in Craven, this home is surrounded by stunning open countryside and benefits from excellent local schooling within a short walk. The neighbouring village of Cross Hills, also within walking distance, offers a wider selection of shops, bars, restaurants and additional schooling. Excellent transport links, including bus routes and a train station within three miles, provide easy access to major business centres across North and West Yorkshire.

For those seeking a spacious, high-quality home in a fantastic location at an affordable price, this is an opportunity not to be missed!



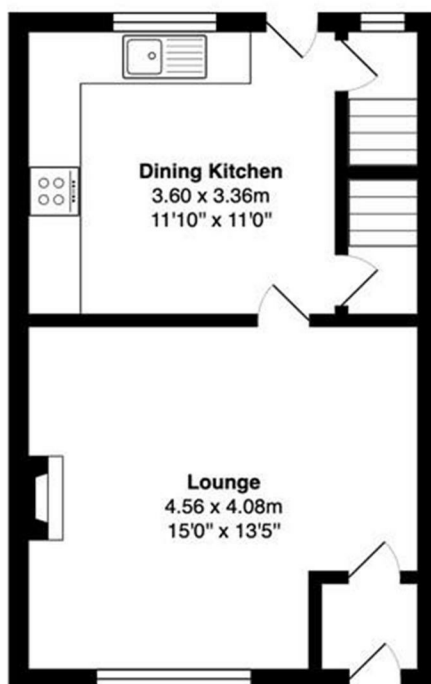
## Viewings

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

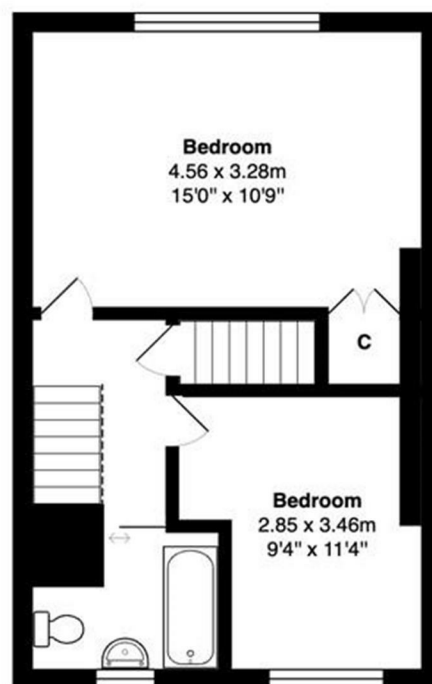
## EPC Rating:

D

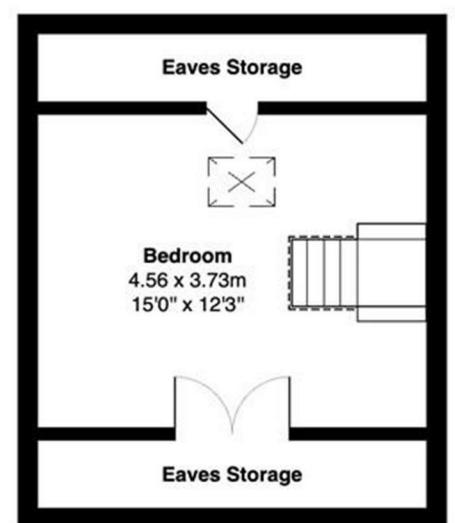
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only