



**Manse Way, Sutton-In-Craven, BD20 8BX**

**Asking Price £260,000**

- NO UPPER CHAIN
- TWO BEDROOMS
- OFF STREET PARKING
- CONSERVATORY
- LINK DETACHED BUNGALOW
- SOUTH FACING GARDEN
- PEACEFUL LOCATION
- HIGHLY REGARDED RESIDENTIAL AREA

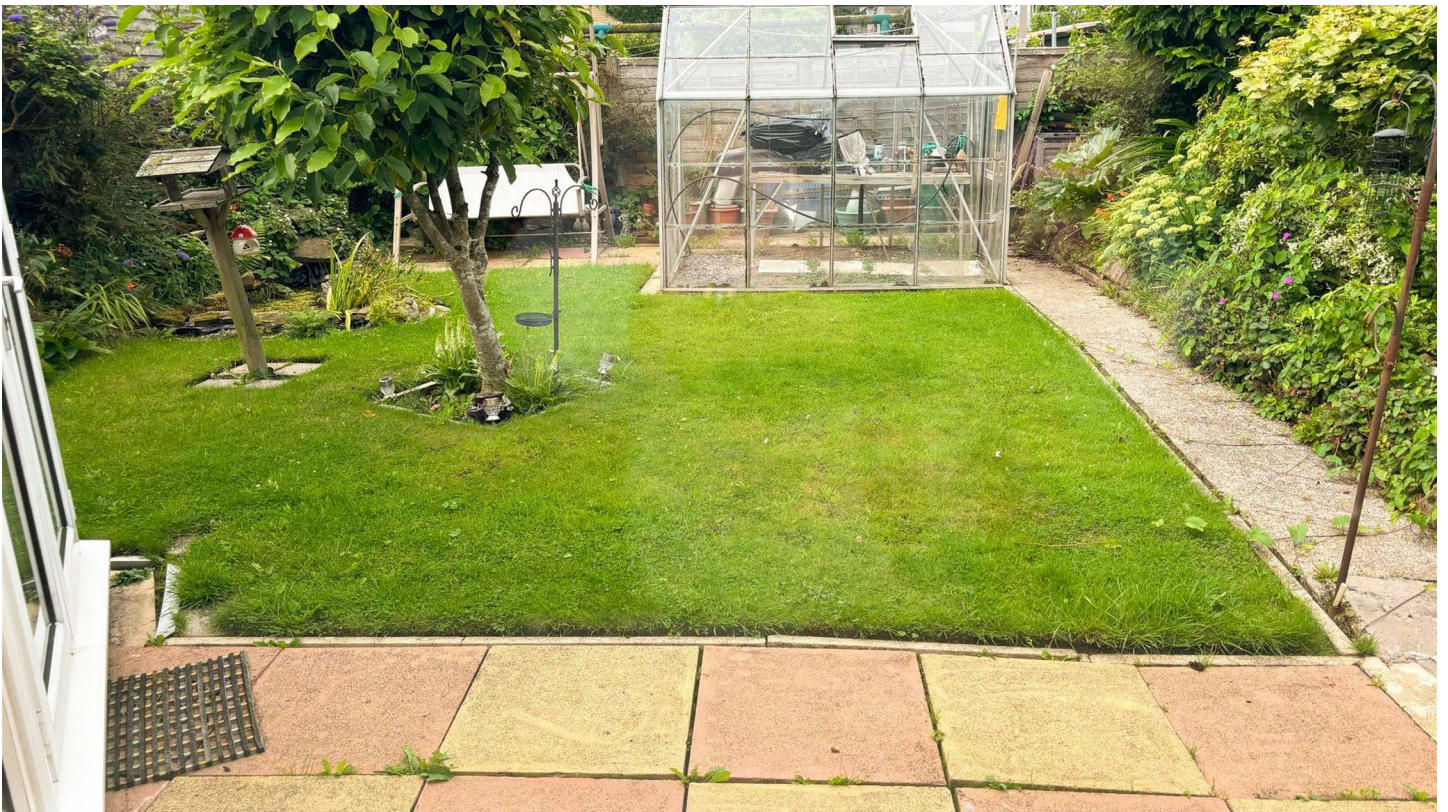


# Manse Way, Sutton-In-Craven BD20 8BX

Tucked away in a highly regarded residential area, this two bedroom, link-detached bungalow offers a rare opportunity - with the added benefit of no onward chain, off road parking and a generous sized south facing garden.



Council Tax Band: C



## PROPERTY DETAILS

Tucked away in a highly regarded and well-established residential area, this beautifully presented link-detached bungalow offers a rare opportunity -with the added benefit of no onward chain. Sitting entirely on one level, it provides easy living in a peaceful setting, ideal for those looking to downsize or enjoy a relaxed retirement lifestyle.

Step through the side entrance into a welcoming hallway that leads to a bright and spacious double bedroom, complete with built-in wardrobes and pleasant front-facing views. A second bedroom also enjoys integrated storage and natural light. The modern house bathroom is fitted with a sleek white three-piece suite, including a vanity unit, radiator and useful storage.

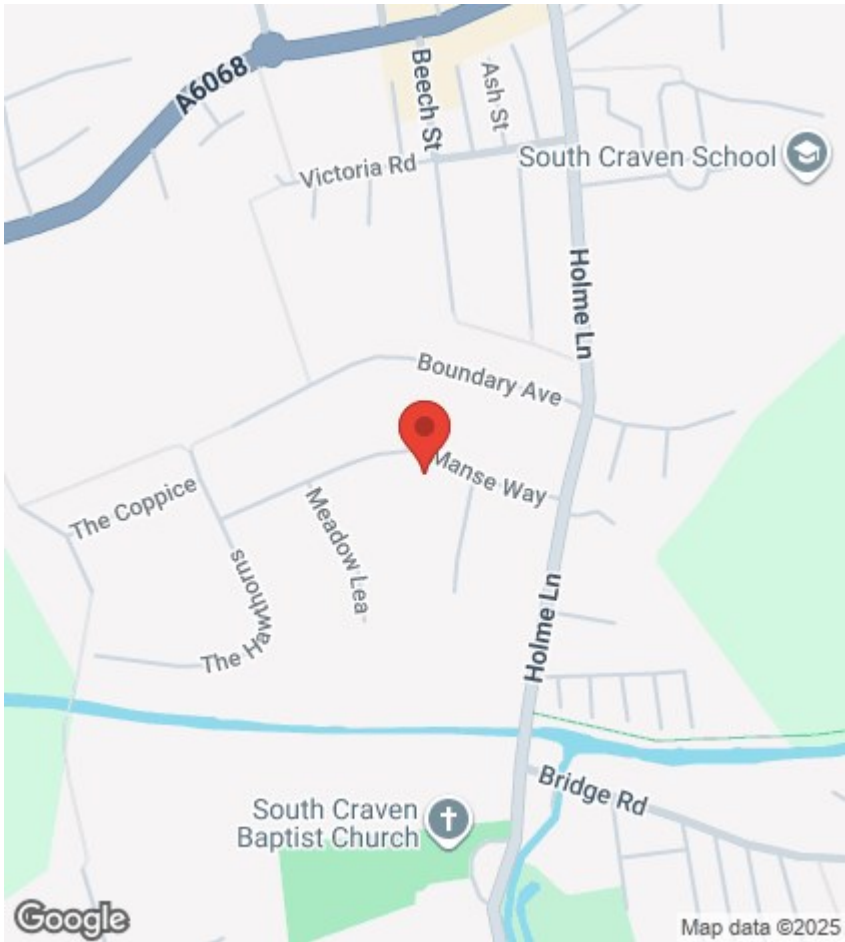
At the heart of the home lies the generous sitting room, featuring a gas fire on a raised stone hearth -perfect for cosy evenings in. From here, you can step into the conservatory, a peaceful space bathed in natural light and offering uninterrupted views of the south-facing garden, rolling hills and the Cowling Pinnacle in the distance.

The kitchen is well equipped with a range of oak-effect units, stainless steel sink, space for appliances and lovely views across the garden. A side porch provides convenient access to the outside, making this a truly practical and well-thought-out home.

Outside, a tarmac driveway offers excellent off-street parking and leads to a covered carport with direct access to the rear of the property. The generous garden is a real highlight -laid to lawn with a paved patio area and small fish pond, perfect for enjoying summer evenings or entertaining guests. There's also a greenhouse and well-stocked borders, all enclosed for privacy and security.

The property is ideally located within comfortable walking distance of Sutton and Cross Hills -two thriving Aire Valley communities known for their friendly atmosphere and excellent local amenities, including a health centre, pharmacy, Co-Op store and a variety of independent shops. Regular bus services connect you easily to both Skipton and Keighley. With its spacious interior, lovely garden and superb location, this bungalow is a fantastic find, ready and waiting to be your next chapter.





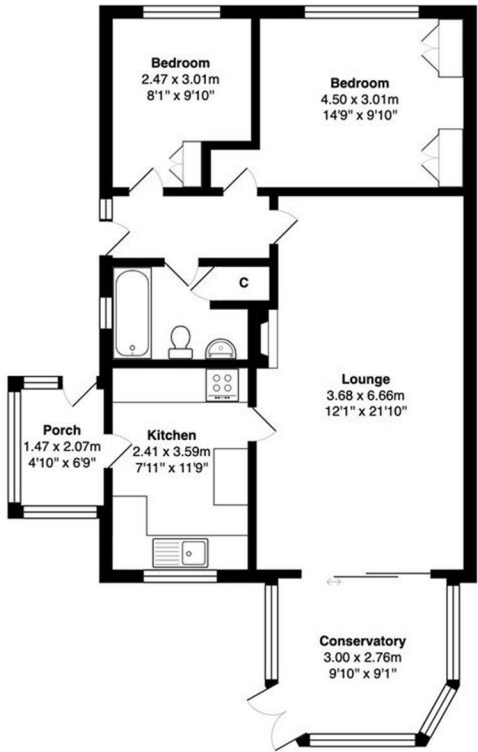
## Viewings

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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(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

Total Area: 73.1 m<sup>2</sup> ... 786 ft<sup>2</sup>

All measurements are approximate and for display purposes only