



High Street, Sutton-in-Craven, BD20 7NX

Asking Price £179,950

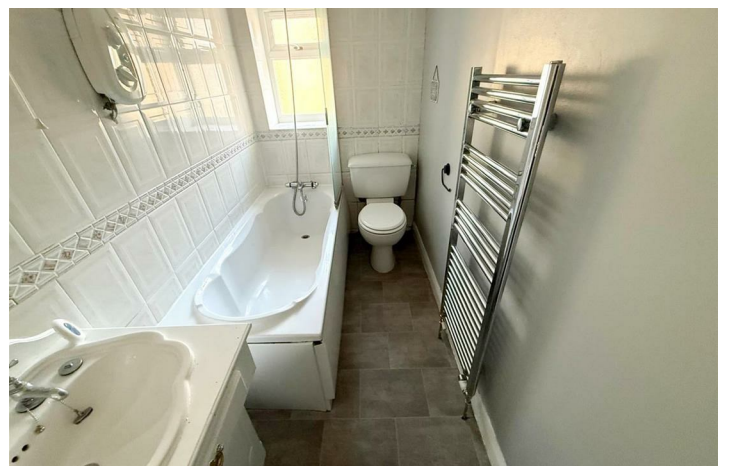
- NO UPPER CHAIN
- TWO GENEROUS DOUBLE BEDROOMS
- CHARMING FRONT GARDEN
- WARM WOOD EFFECT FLOORING
- EXCELLENT COMMUTING LINKS
- CHARMING STONE BUILT COTTAGE
- SECLUDED WALLED REAR GARDEN
- THREE PIECE BATHROOM SUITE
- IDEAL BUY TO LET PROPERTY
- HIGHLY SOUGHT OUT AREA

# High Street, Sutton-in-Craven, BD20 7NX

Judge this cottage solely from its exterior and you might easily overlook the charm and space that lies beyond. Step inside and you will discover a surprisingly roomy home offering superb accommodation across two floors, including two generous double bedrooms and a secluded walled rear garden. Coming to market with no upper chain, viewing is truly essential to appreciate everything this delightful property provides.



Council Tax Band: B



## PROPERTY DETAILS

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Through a wrought-iron gate you enter the mature frontage, which leads you into a practical entrance vestibule—perfect for storing coats, shoes and everyday essentials. The spacious sitting room is full of character framed by an impressive inglenook fireplace housing a recessed multi-fuel stove. A cosy window seat, exposed ceiling beams and warm wood-effect flooring all contribute to the room's inviting atmosphere.

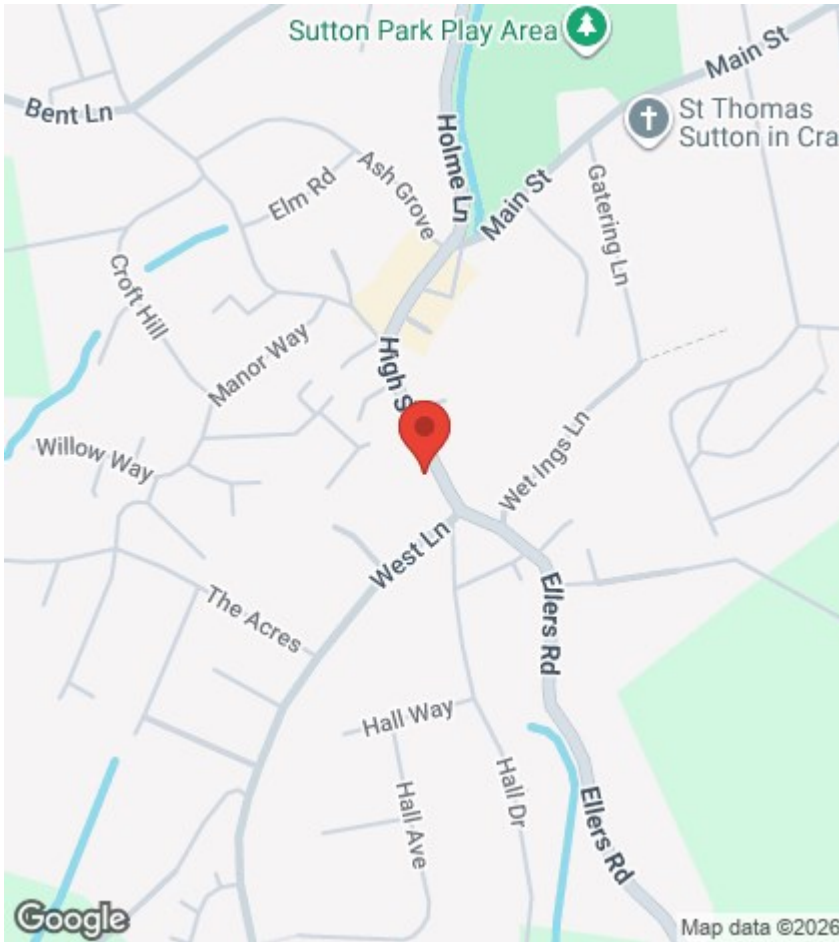
From here, continue into the contemporary dining kitchen thoughtfully designed with stylish floor tiling, a rear-facing window and a glazed door opening directly to the garden. Off the kitchen sits a very useful large storage room—an ideal utility area complete with power, lighting and a traditional stone-flagged floor.

The first-floor half-landing is illuminated by a rear elevation window and leads to a bright, spacious main landing with access to the loft via a pull-down ladder. The upper level offers two generous double bedrooms and a well-appointed three-piece bathroom suite in crisp white.

Outside, the cottage features a small, charming front garden while the rear enjoys a private, low-maintenance walled garden with a log store and a practical stone outbuilding—perfect for storage.

Sutton-in-Craven is one of the Aire Valley's most sought-after villages and it's easy to see why. The village boasts a superb park with a café, welcoming pubs, reputable schools, local shops and an unmistakable sense of community. The high street, part of the older section of Sutton, is lined with characterful stone-built homes. Excellent bus services link the village with nearby towns and neighbouring communities and for commuters the nearest train station is just 1.5 miles away in Steeton.

If you're seeking a charming and versatile home in a desirable location close to a wealth of amenities this cottage deserves your attention.



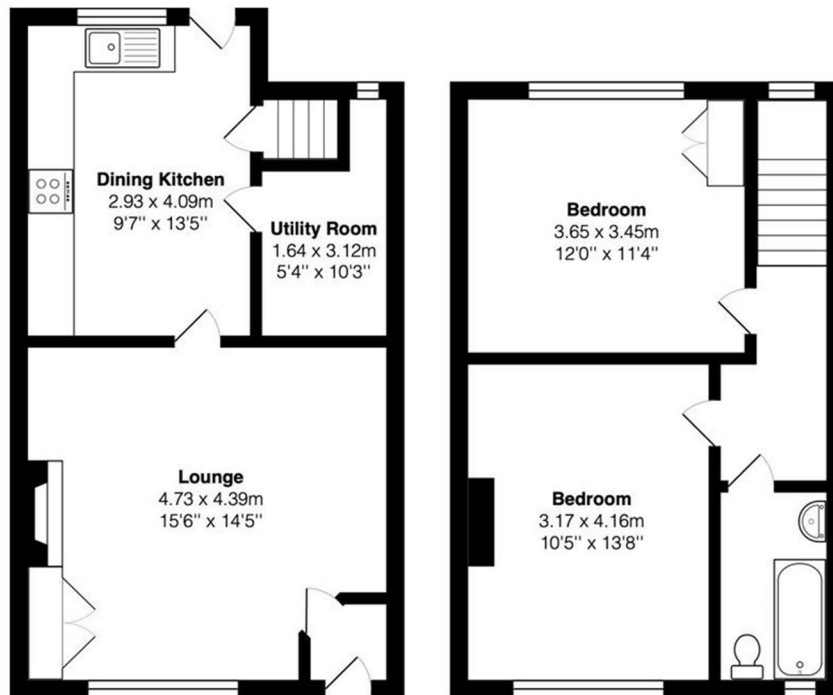
## Viewings

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) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor

Total Area: 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>

All measurements are approximate and for display purposes only