



**Oaklands, West Lane, Sutton-in-Craven, BD20 7NR**

**Price Guide £219,950**

- NO UPPER CHAIN
- LOW MAINTENANCE GARDENS TO FRONT & REAR
- OFF-ROAD PARKING
- TOP QUALITY DINING KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS THREE BEDROOM STONE-BUILT END TERRACE
- SECURE STONE-BUILT OUTBUILDING WITH POWER & LIGHT
- LIVING ROOM WITH WOOD BURNING STOVE
- STYLISH HOUSE BATHROOM
- IDEAL LOCATION - CLOSE TO LOCAL AMENITIES

# Oaklands, Sutton-in-Craven, BD20 7NR

This BEAUTIFULLY PRESENTED STONE-BUILT END TERRACE offers SPACIOUS THREE-BEDROOM accommodation and is ideally located within EASY WALKING DISTANCE TO LOCAL AMENITIES, including the park and nearby schools. This CHARMING HOME REPRESENTS A FANTASTIC OPPORTUNITY, boasting HIGH CEILINGS, LARGE WINDOWS PROVIDING PLENTY OF NATURAL LIGHT and a FEATURE FIREPLACE WITH A WOOD-BURNING STOVE



Council Tax Band: B



## PROPERTY DETAILS

This beautifully presented stone-built end terrace offers spacious three-bedroom accommodation and is ideally located near the historic part of the village, just off the bottom of West Lane, within easy walking distance to local amenities, including the park and nearby schools.

This charming home represents a fantastic opportunity, boasting high ceilings, a top-quality kitchen with integrated appliances, large windows providing plenty of natural light and a feature fireplace with a wood-burning stove.

The property briefly comprises an entrance hall, a through living room with a feature fireplace and wood-burning stove, a dining kitchen with an attractive range of fitted units and integrated appliances and a first-floor landing leading to three generously sized bedrooms. The modern house bathroom includes a three-piece suite with a shower over the bath.

Outside, the front features a low-maintenance garden with a raised lawn, a secure stone-built outbuilding with power, lighting and an electric roller shutter door. The rear includes an open yard/patio area, off road parking, a shed and three additional stone-built outbuildings.

Sutton-in-Craven offers a variety of shops and amenities, including two primary schools, a chemist, a village store/off-licence, two pubs and a cricket club. At the heart of the village, there is a lovely park and playing field, with scenic walking paths along the beck and through the surrounding countryside and woodland.

The neighbouring village of Cross Hills offers a wider range of shops and amenities, including Co-operative Food, Spar, a butcher, a health centre, several restaurants and South Craven secondary school. There is a bus service to Skipton and Keighley, with railway stations in nearby Steeton and Cononley providing regular services to Leeds and Bradford.

Presented to an exceptional standard, the property is equipped with gas central heating and UPVC double glazing. Viewing is highly recommended to fully appreciate this stunning home.



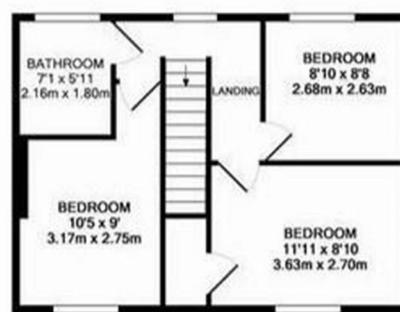
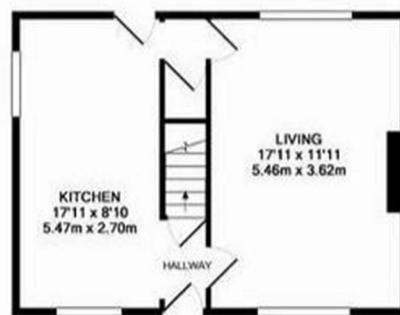
## Viewings

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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)