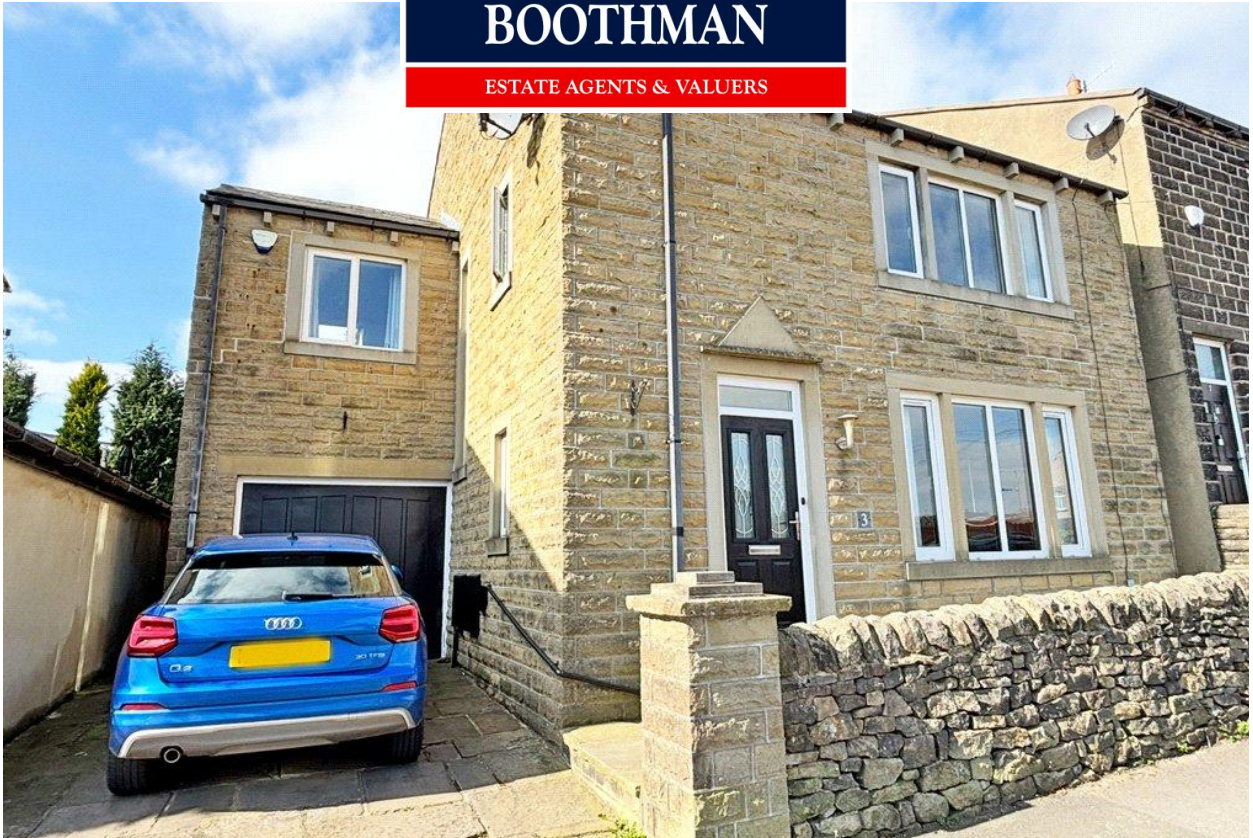


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Hazel Grove, Sutton In Craven
BD20 7QR
Asking Price: £435,000



+ 4



+ 2



- NO ONWARD CHAIN
- Four double bedrooms
- Spacious living accommodation throughout
- Desirable location within Sutton in Craven
- Private parking

A unique and individual four double bedroomed stone-built detached family home set in this quiet and desirable location within the village of Sutton in Craven with the local amenities only a short walk away.



The property was built by the current vendors 25 years ago and would be well suited to a growing family with spacious and superbly presented living accommodation throughout.

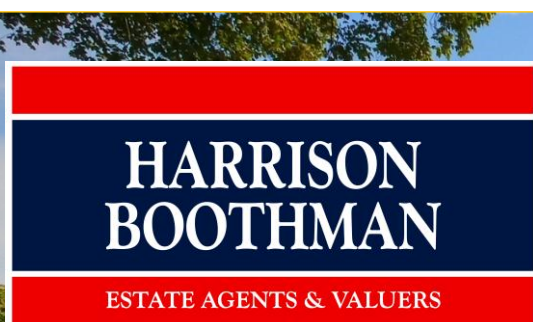
Fitted with sealed unit UPVC double glazing, gas central heating and high quality fixtures and fittings throughout, the property comprises briefly:

An entrance hall, a ground floor w/c, a sitting room with a feature marble fireplace, a beautifully appointed dining kitchen with ample fitted wall and base units and integral appliances, a conservatory, an office/playroom, a utility room and a workshop.

To the first floor there are four good sized double bedrooms, all having superb long distance views and a house bathroom fitted with a four piece suite. The master bedroom also benefits from a newly fitted ensuite shower room with a contemporary three piece suite.

Externally to the front there is a private driveway. To the rear there is a stone flagged patio and a further separate section of larger garden, mainly laid to lawn with mature shrub and flowerbed borders and a patio area. There is also a further separate parking space.

The popular village of Sutton in Craven is served by local amenities including two primary schools, two Churches, everyday shops, a sub post office, a chemist, public houses, a park and a bus service, whilst well respected secondary schooling is available at the nearby village of Cross Hills.



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The towns of Skipton, Keighley, Ilkley and Colne are all located within circa fifteen minutes travelling distance by car whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Railway stations are available at the nearby villages of Cross Hills and Steeton only circa three miles away.

Certainly representing a superb opportunity to purchase this spacious family home, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

Composite front entrance door. Oak effect flooring.

HALL

Oak effect flooring. Central heating radiator. Sealed unit UPVC double glazed window. Open stairs to first floor.

GROUND FLOOR W/C

Tiled flooring. Chrome heated towel rail. Sealed unit UPVC double glazed window. Low suite w/c. Corner vanity wash basin.

SITTING ROOM

16'11" x 14'7" with large sealed unit UPVC double glazed windows with superb long distance views. Ceiling rose. Central heating radiator. Feature marble fireplace with coal effect gas fire.

DINING KITCHEN

21'6" x 13'2" with sealed unit UPVC double glazed windows and a matching door into the conservatory. Modern fitted wall and base units with contrasting granite worktops and matching upstands. Fitted fridge and freezer. Rangemaster stove with a stainless steel extractor canopy over. Baumatic integral dishwasher. Inset stainless steel sink with chrome hot and cold mixer tap and drainer grooves into the worktop. Matching breakfast island with a fitted wine fridge.

CONSERVATORY

13'9" x 9'5" with sealed unit UPVC double glazed windows and matching double doors. Wall mounted electric fire.

OFFICE/PLAYROOM

10'9" x 8'8" providing a versatile room which also provides access into the workshop.

UTILITY ROOM

8'8" x 5'3" with a sealed unit UPVC double glazed window and matching rear entrance door. Fitted wall and base units with laminate worktops and tiled surrounds. Wall mounted Main gas fired combination boiler. Space for a dryer. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap.

WORKSHOP

8'8" x 6'4" with fitted shelving, power and lighting.

FIRST FLOOR

LANDING

Fitted bookcase. Central heating radiator. Large storage cupboard with a central heating radiator.

MASTER BEDROOM

14'8" x 9'6" with sealed unit UPVC double glazed windows with superb open countryside views. Storage cupboard.

ENSUITE SHOWER ROOM

Contrasting ceramic floor and wall tiling. Chrome heated towel rail. Vanity wash basin with storage underneath. Low suite w/c. Extractor fan. Large shower cubicle with chrome dual thermostatic shower with rainfall shower over.

BEDROOM TWO

16'7" x 8'7" with sealed unit UPVC double glazed windows with superb long distance views. Central heating radiator. Velux window.

BEDROOM THREE

12'9" x 9'8" with sealed unit UPVC double glazed windows with stunning views. Central heating radiator.

BEDROOM FOUR

11'6" x 9'6" with sealed unit UPVC double glazed windows with superb views over to the Salt and Pepper pots. Central heating radiator.

HOUSE BATHROOM

Partial wall tiling. Heated towel rail. Extractor fan. Pedestal wash basin. Low suite w/c. Corner shower cubicle with Mira electric shower. Jacuzzi style bath. Sealed unit UPVC double glazed window.

OUTSIDE

To the front there is a paved front patio and a private driveway leading to the workshop. To the rear there is a private stone flagged patio. Separately there is a further section of garden, mainly laid to lawn with mature shrub and flowerbed borders, a patio area and a shed. There is a separate further parking space.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: E

TENURE

The tenure for this property is FREEHOLD.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

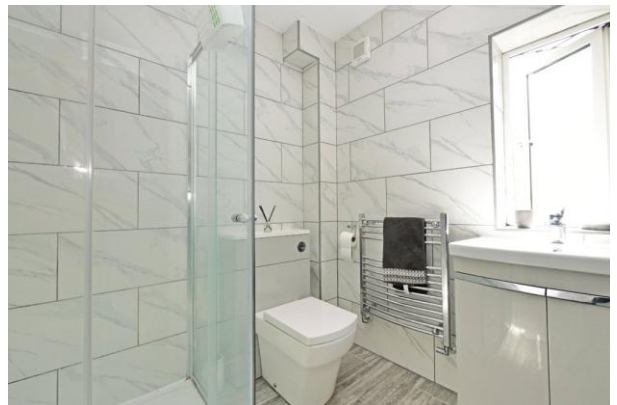
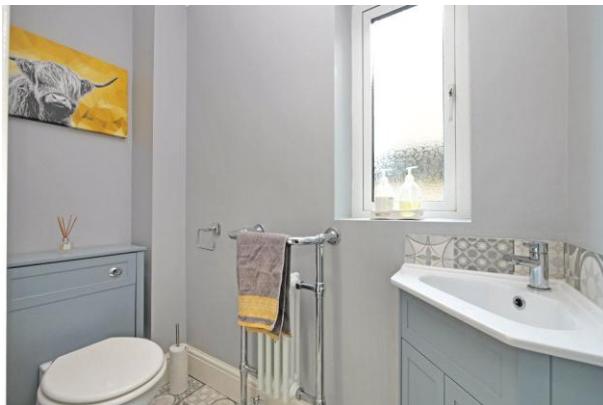
VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds. These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

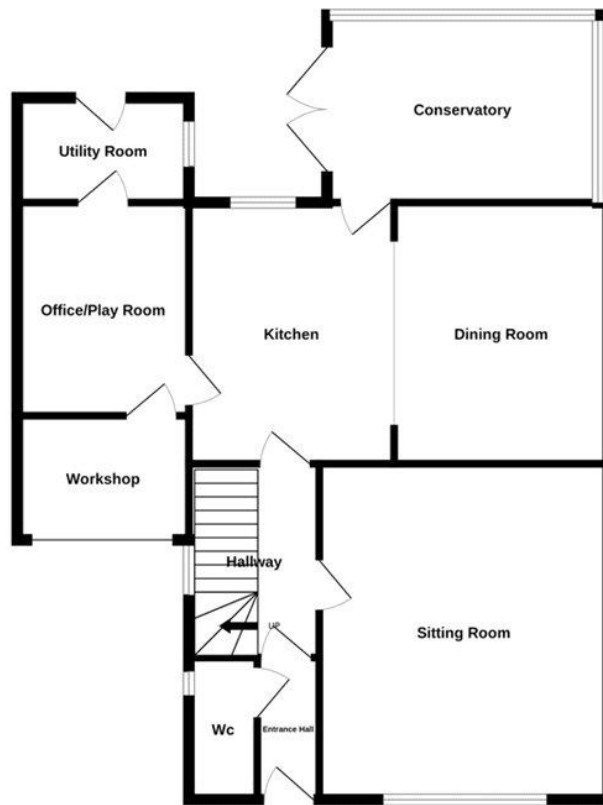
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes

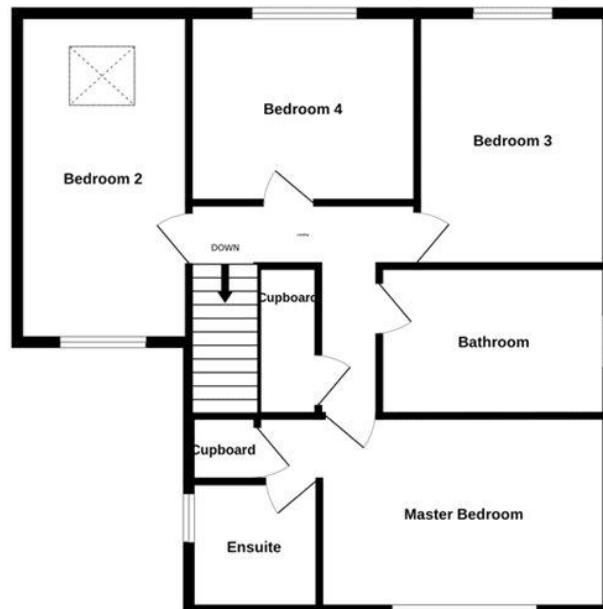




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

3 Hazel Grove Sutton-In-Craven KEIGHLEY BD20 7QR	Energy rating C	Valid until: 25 October 2033
		Certificate number: 6237-0620-9309-0235-1226

Property type	Detached house
Total floor area	137 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.