

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



27 West Lane, Sutton In Craven BD20
7NP
Asking Price: £290,000



+ 3



+ 2



- Contemporary three bedroom home
- Home Office
- Wonderful views and location
- Double width private driveway parking

A superior three bedroomed family sized semi-detached residence, which was successfully extended circa seventeen years ago, subsequently offering well planned spacious living accommodation set over three floors. Enjoying picturesque long distance views towards surrounding open countryside.



Pleasantly situated in a well respected residential area within minutes walking distance of the aforementioned open countryside and local everyday amenities in the village centre, this exceptionally well presented home offers considerably more than what first meets the eye, so is very strongly recommended indeed for internal inspection.

Including mains gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures, this fantastic property comprises very briefly: Large entrance hall with access to the downstairs WC / cloaks room. Living room with attractive cast iron stove fireplace. Modern dining kitchen equipped with built-in appliances. Opening through to the conservatory which boasts superb views towards the hills. On the first floor are two well planned bedrooms. Landing. Stylish four piece bathroom suite including a separate bath and shower enclosure. A home office with return staircase leading up to the second floor. The attic double bedroom serves as the primary bedroom enjoying long distance views and a deep built-in wardrobe. Outside there is a substantial double width driveway at the front, providing ample private parking. The rear elevation provides an imaginatively landscaped enclosed garden with low maintenance stone flagging and a workshop with light/power.

The community of Sutton-in-Craven enjoys a variety of shops and other amenities including two primary schools, a chemist, an off licence/village store, two public houses and a cricket club. In the centre of the village there is a superb park/playing field and the local area is blessed with many delightful walks alongside the beck and through the surrounding picturesque countryside and woodland. The neighbouring village of Cross Hills offers a wider selection of everyday shops and other amenities including Cooperative Food and Spar grocery stores, a butchers, a health centre, several restaurants and also the popular South Craven

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Secondary School. There is a bus service to the towns of Skipton and Keighley and there are railway stations in the nearby villages of Steeton and Cononley providing regular daily services into Leeds and Bradford.

The towns of Skipton, Keighley, Ilkley, and Colne are all situated within circa fifteen minutes travelling distance by car.

Certainly providing an exciting opportunity, this outstanding house is described in further detail:

GROUND FLOOR

ENTRANCE HALL

UPVC sealed unit double glazed entrance door. Ceramic tiling to the floor. Open staircase leading to the first floor.

DOWNSTAIRS WC

Providing a two piece white suite comprising corner hand wash basin with chrome mixer tap together with low suite w.c., partial ceramic tiling to the walls, matching ceramic tiling to the floor, heated towel rail, useful storage cupboard, recessed ceiling spotlights.

LIVING ROOM

16'4" X 10'5" With an attractive recessed cast iron wood burning stove fireplace with stone interior and hearth having wooden beam over. Pleasant views towards surrounding trees. Central heating radiator. Fitted carpets.

DINING KITCHEN

13'3" X 9'9" Appointed with an excellent range of fitted wall and base units in a painted grey finish. Incorporating granite effect worktop surfaces with matching upstands. Stainless steel sink and drainer unit with mixer tap. Built-in Hotpoint oven and grill. Stoves four ring gas hob with stainless steel extractor canopy over. Integrated dishwasher. Opening into:

CONSERVATORY

11'5 X 11'0" (maximum) Ceramic tiled floor. Views over rear garden and towards the hills beyond. UPVC sealed unit double glazed door leading to the rear garden.

FIRST FLOOR

LANDING

Spindled balustrade. Fitted carpets.

BEDROOM ONE

13'5" X 10'3" UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

BEDROOM TWO

10'2" X 6'9" UPVC sealed unit double glazed window. Delightful views towards surrounding countryside. Central heating radiator. Fitted carpets.

LUXURY HOUSE BATHROOM

Appointed with a four piece suite comprising jacuzzi bath with mixer tap, wall mounted wash basin together with low suite w.c., built in double shower cubicle with thermostatically controlled shower over, complimentary tiling to both the walls and floor, heated chrome towel rail, recessed ceiling spotlights.

HOME OFFICE / INNER HALL

Generous home office area with rear elevation UPVC sealed unit double glazed window. Long distance views. Return staircase leading to the second floor.

SECOND FLOOR

PRIMARY BEDROOM

16'1" X 17'7" With large velux window. Feature beamed vaulted ceiling. Feature. Access to useful storage under eaves. Deep built-in wardrobe. Central heating radiator. Fitted carpets.

OUTSIDE

To the front of the property is a substantial tarmacadam driveway providing generous private car parking. Raised border with a variety of flowering bushes and shrubs.

At the rear elevation lies a low maintenance garden landscaped with stone flagged patio. Large workshop with light / power.

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

Ref: MGLEDHILL151025

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.

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





Energy performance certificate (EPC)

27 West Lane
Sutton-In-Craven
KEIGHLEY
BD20 7NP

Energy rating

C

Valid until: 13 October 2035

Certificate
number: 9370-2614-4500-2695-3571

Property type Semi-detached house

Total floor area 105 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.