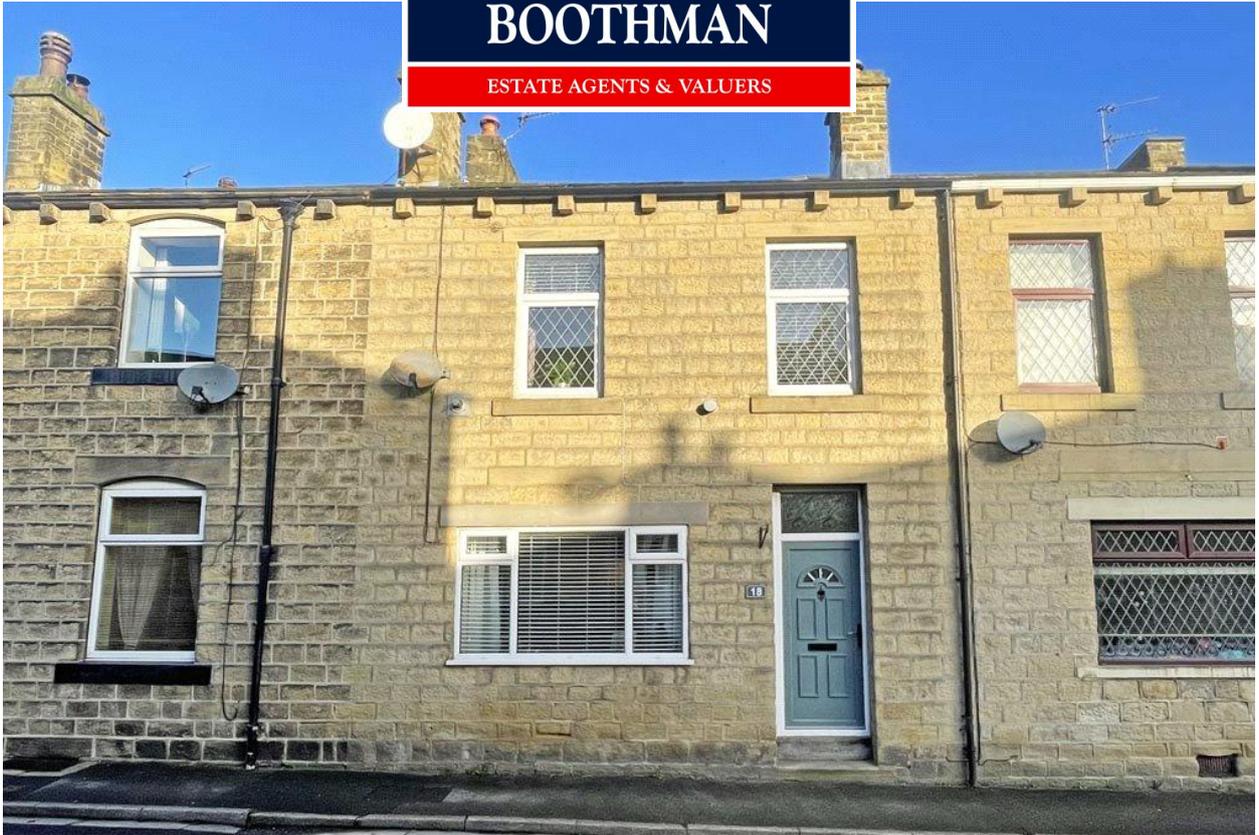


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



18 Main Street, Sutton In Craven BD20
7HD
Asking Price: £230,000



+ 3

+ 1



- Three Double Bedrooms
- Superb Dining Kitchen
- Enclosed Rear Patio Garden
- Useful Cellar/ Utility
- Village Location

This truly outstanding individual stone built terrace house provides superbly appointed three double bedroomed accommodation which is well equipped, beautifully presented and very strongly recommended indeed for inspection.



With an enclosed rear patio garden, gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures throughout, whilst still retaining a great deal of charm and character, this excellent property is very conveniently situated on the level in the centre of the very popular village of Sutton in Craven with all local amenities nearby including well respected primary and secondary schooling.

Described briefly, the property provides – An entrance hall, a superbly appointed dining kitchen incorporating white fronted wall and base units open through to a spacious living room with feature stone fireplace housing a cast iron wood burning stove. To the lower ground floor is a useful cellar/ utility room with plumbing for an automatic washing machine and external access to the rear patio garden. Whilst on the first floor a landing leads to three double bedrooms and a three-piece house bathroom comprising a shower over bath. Externally there is an enclosed rear patio garden providing a pleasant sitting out area.

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 with playing field and the local area is blessed with many delightful walks alongside the beck and through the surrounding 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 butcher, a health centre, several pubs/restaurants and also South Craven 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 business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.



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With much to commend it, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door and matching top light. Central heating radiator. Tiled flooring. Staircase leading down to cellar/ utility room.

DINING KITCHEN

15' x 12'06" (4.5m x 3.81m) Superbly appointed range of white fronted wall and base units incorporating contrasting wood effect worktop surfaces having tiled surrounds. One and a half bowl stainless steel sink and drainer unit. Built in electric Hotpoint oven. Four ring gas hob and extractor over. Plumbing for an automatic washing machine. Feature open fire with decorative tiled surround, timber mantle, and tiled hearth. Yorkshire stone flagged floor. Central heating radiator. UPVC sealed unit double glazing. UPVC sealed unit double glazed rear entrance door leading to rear patio garden. Staircase leading to first floor landing. Open through to:

LIVING ROOM

13'05" x 12'04" (4.09m x 3.76m) With wide UPVC sealed unit double glazing. Central heating radiator. Feature stone fireplace with cast iron wood burning stove set on stone hearth.

LOWER GROUND FLOOR

CELLAR / UTILITY ROOM

14'02" x 12'08" (4.32m x 3.86m) With UPVC sealed unit double glazing. UPVC sealed unit double glazed rear entrance door. Plumbing for an automatic washing machine. Recessed ceiling spotlights. Two central heating radiators. Wood effect flooring.

FIRST FLOOR

LANDING

With ladder access leading to boarded loft space.

BEDROOM ONE

12'04" x 10'02" (3.76m x 3.1m) With UPVC sealed unit double glazing. Central heating radiator. Wardrobe recessed. Built in linen cupboard housing wall mounted gas combination boiler.

BEDROOM TWO

12'07" x 8' (3.84m x 2.44m) With UPVC sealed unit double glazing. Central heating radiator. Wardrobe recess.

BEDROOM THREE

12'07" x 8' (3.84m x 2.44m) With UPVC sealed unit double glazing. Central heating radiator.

BATHROOM

Well-appointed three-piece white suite comprising low suite w/c, hand wash basin set on vanity cabinet and fitted bath housing dual head thermostatic shower. Ladder central heating radiator in chrome finish. UPVC sealed unit double glazing. Extractor fan. Contemporary tiled flooring.

OUTSIDE

To the front of the property is readily available street parking

There is an enclosed rear patio garden providing a pleasant sitting out area. External staircase leading to the Cellar/ Utility. Cold water tap. Covered storage area.

COUNCIL TAX BAND

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

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

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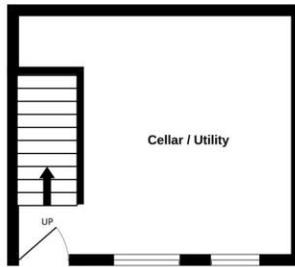
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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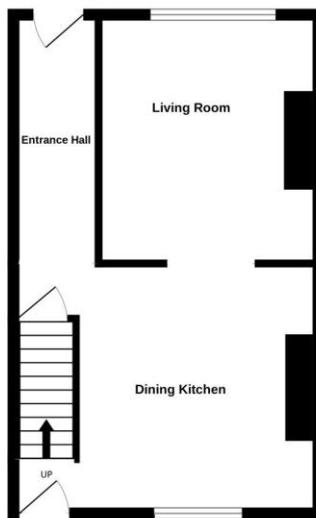
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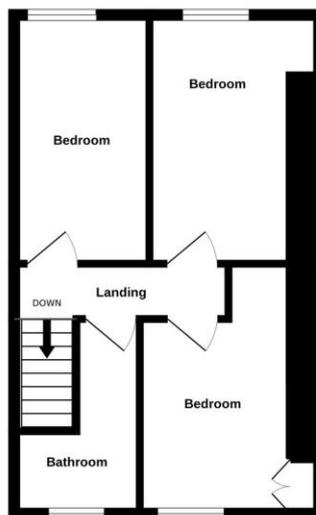
BASEMENT



GROUND FLOOR



1ST FLOOR



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