

HUNTERS®

HERE TO GET *you* THERE

Crofters Mill, Sutton in Craven

Price £229,500

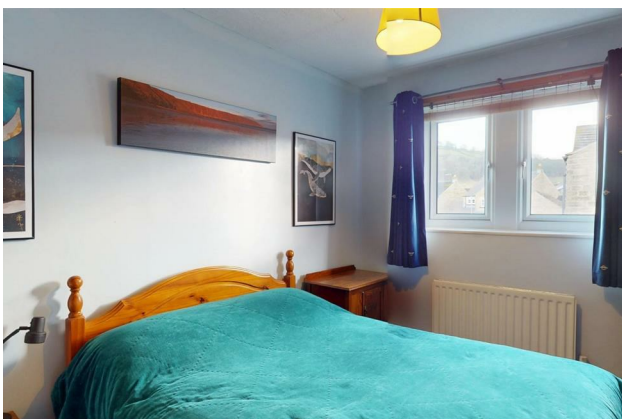
Property Images



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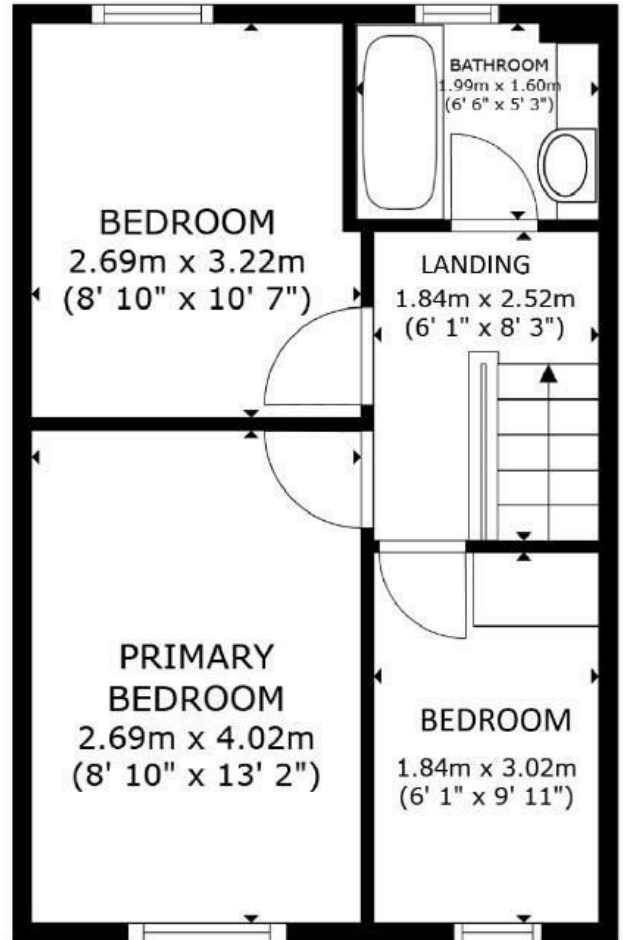
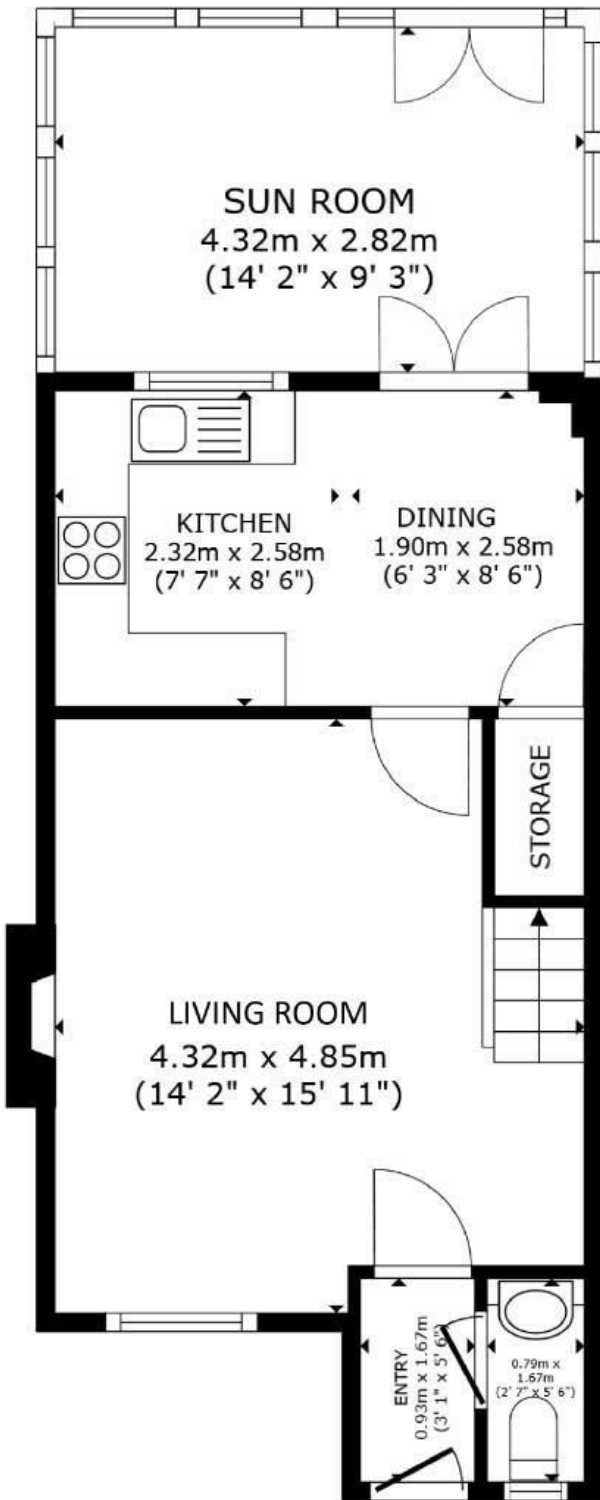


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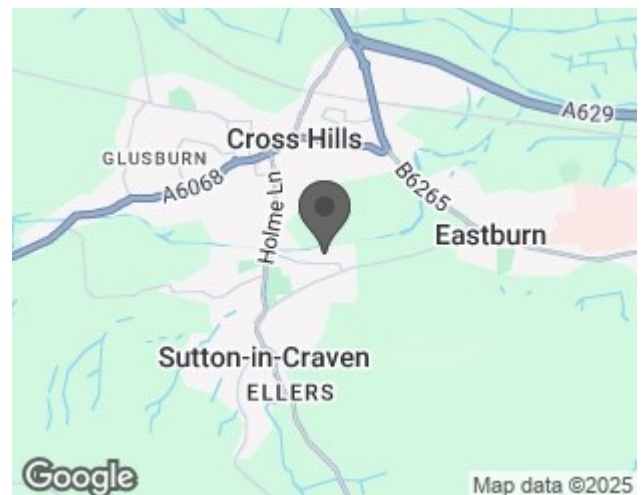




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(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		



Nestled in the sought-after development of Crofters Mill, Sutton-in-Craven, this charming mid-terrace town house presents an exceptional opportunity for those seeking a modern and comfortable home.

With three well-proportioned bedrooms and a delightful sun room, this property is perfect for families or professionals alike. Also boasting an enclosed rear garden and dedicated parking bay.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The spacious living room features an open staircase and a feature coal effect electric fire, creating a warm and inviting atmosphere. The modern dining-kitchen is well-equipped with attractive units and offers seamless access to the sun room, which overlooks the private rear garden, and an abundance of wildlife activity, making it an ideal space for relaxation or entertaining.

The first floor comprises three thoughtfully designed bedrooms, each boasting a pleasant outlook. The modern bathroom is fitted with a white three-piece suite, with a shower over the bath.

Outside, the property benefits from a well stocked fore-garden and a fully enclosed rear garden, providing a peaceful retreat with a degree of privacy. A dedicated parking space is included, along with ample visitor parking nearby.

Sutton-in-Craven is a vibrant community with a variety of local amenities, including primary schools, shops, and recreational facilities. The village park offers a range of activities for all ages, while the surrounding countryside provides numerous walking paths and scenic views, including the iconic Sutton Pinnacle.

With excellent transport links to nearby towns and a commendable Energy Efficiency Rating, this property is not to be missed. Viewing is essential to fully appreciate the charm and convenience this home has to offer.

CLICK ON THE 3D VIEWING TOUR FOR A REMOTE VIEWING AS MANY TIMES AS YOU LIKE.

Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

On-Line-Bullet Points

- A charming town house • Enclosed garden • Good size living room • Dining kitchen • Garden room • 2 double & 1 single bedroom • On the level to the village Main Street • Parking & visitor parking • Easy to run • Double glazed & GAS heating