



West Lane, Sutton-in-Craven, Keighley, BD20

£165,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

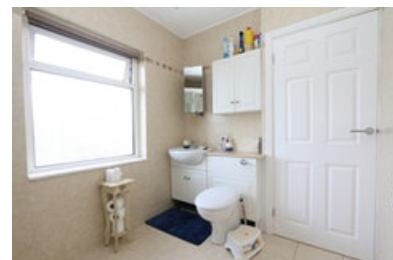
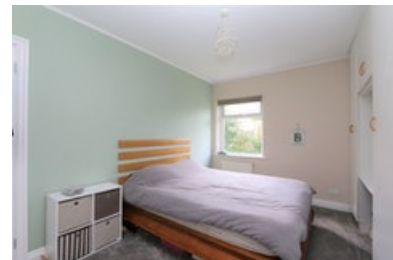
This RECENTLY REDUCED charming 2 bedroom semi-detached FAMILY HOME is located in the highly sort after village of Sutton in Craven with ample opportunities to extend - AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!

Key features:

- 2 bedrooms
- kitchen diner
- large living room
- central heating
- off street parking
- quiet location
- gardens to front and rear
- ideal for young family
- bay fronted living room
- beautiful countryside walks

Extra info:

- **Property Age:** 80 years
- **Council Tax:** Band B (£13000.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



**** To fully appreciate this property, viewing is highly recommended.*

The property comprises of: Entrance way with doors leading off to the Kitchen and Lounge.

*The **Kitchen Diner** boasts stunning distant views and is of a good size. A gas cooker is in place with fitted units along two sides with a long breakfast bar on the other. Plumbing is provided for both a dishwasher and washing machine.*

*The **Lounge** has been recently renovated to bring light and space into the room and offers a generous size with splendid views into the front garden from the bay window.*

*Upstairs leads to a **large bathroom** consisting of a shower / steam / jacuzzi bath with built in radio, and a toilet and sink with built in cupboards for storage.*

*The **Master bedroom** has floor to ceiling, fully fitted wardrobes along one wall and has a warm yet spacious feel catching the afternoon and evening sun.*

***Bedroom two** is the perfect size for a single bedroom and has recently been re-carpeted along with the rest of the property.*

The upstairs also has a handy storage cupboard on the landing and access into loft space which has been half boarded.

***OUTSIDE:** The property has 3 individual areas that flow around the property meaning there is always somewhere sunny to sit. The front garden has mature trees down one side of the path with a lawn to the other side and a well kept hedge separating the neighbouring garden. There is a walkway down the south facing side of the property leading you to the terrace which has beautiful distant views of hills. The terrace has access to the recently fitted boiler and sheds for storage. From the terrace are steps leading to a landscaped and lawned back garden with seating area and double gated, private off road parking.*

*Being located next to Sutton Clough means that **STUNNING WOODLAND WALKS** are always ready to be taken advantage of, ideal for families, dog walkers or whether you want to take a relaxing stroll.*

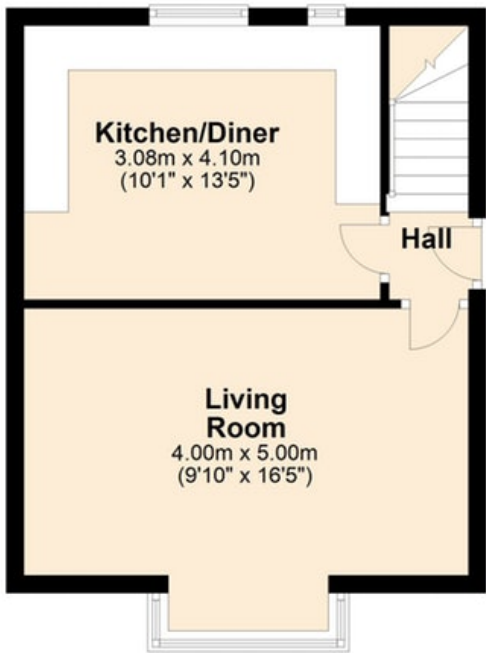
Sutton in Craven is served by a good variety of local amenities including shops, public houses, places of worship, two good primary schools and a highly regarded secondary school. All of which are walking distance from the property.

The towns of Skipton and Keighley are a short distance with fabulous public transport links and the larger cities of Leeds and Bradford can be accessed by the nearby train station in neighbouring Steeton.

Floor plan:

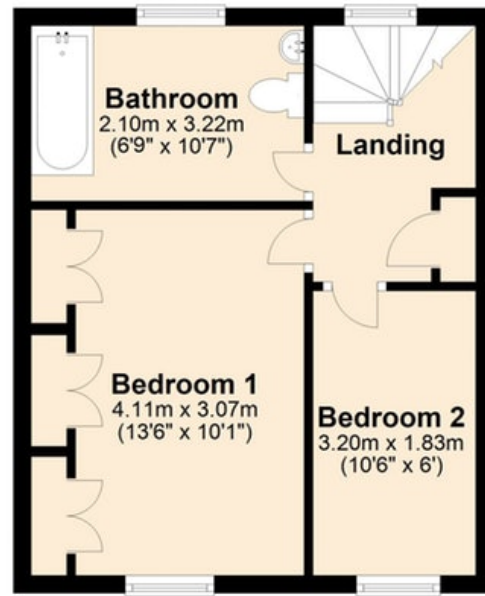
Ground Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



Total area: approx. 60.0 sq. metres (646.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

77, West Lane, Sutton-in-Craven, KEIGHLEY, BD20 7NP

Dwelling type: Semi-detached house **Reference number:** 2418-2054-7265-2634-8960
Date of assessment: 29 May 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 29 May 2014 **Total floor area:** 64 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,499
Over 3 years you could save	£ 828

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 123 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 828 over 3 years </div>
Heating	£ 2,025 over 3 years	£ 1,359 over 3 years	
Hot Water	£ 267 over 3 years	£ 189 over 3 years	
Totals	£ 2,499	£ 1,671	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
59	88

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

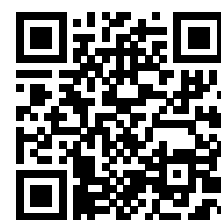
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 492
2 Floor Insulation	£800 - £1,200	£ 126
3 Low energy lighting for all fixed outlets	£35	£ 72

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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