



**The Coppice, Sutton In Craven, BD20 8BT**

**Asking Price: £385,000**



Looking for an amazing family home on the sought-after Hawthorns and Coppice neighbourhood? This exceptional four-bedroom semi-detached property offers modern comforts, a spacious layout, and a south-facing garden.

Nestled within Sutton's popular Hawthorns and Coppice neighbourhood, this superb four-bedroom semi-detached is perfect for family living.

The property opens into an entrance hall with oak flooring and leads to the tastefully decorated and spacious living room.

A notable highlight of the property is the newly installed dining kitchen, boasting an array of integrated appliances including a double oven, plate warmer, dishwasher, and sizable fridge, all centred around a central worktop that separates the kitchen from the adjoining family dining area. French doors open out to the rear garden that enjoys plenty of sunshine.

Adjacent to the kitchen is a spacious utility room, complete with ample storage solutions, a sink, and a convenient cloakroom/WC, providing practicality and convenience for daily living.

A thoughtfully designed first floor comprises of two generously sized double bedrooms, a smaller double bedroom and an additional larger single that would be perfect for a home office.

Outside, the property continues to impress with a block-paved driveway providing parking for two vehicles, a front lawn bordered by a Conifer hedge, and gated access leads to a private side garden with decked area. A paved pathway guides you to the south-facing rear garden and offers a perfect setting for relaxation. With the added benefit of solar panels this family home provides modern living in a popular neighbourhood.

Council Tax Band:

Tenure: Freehold



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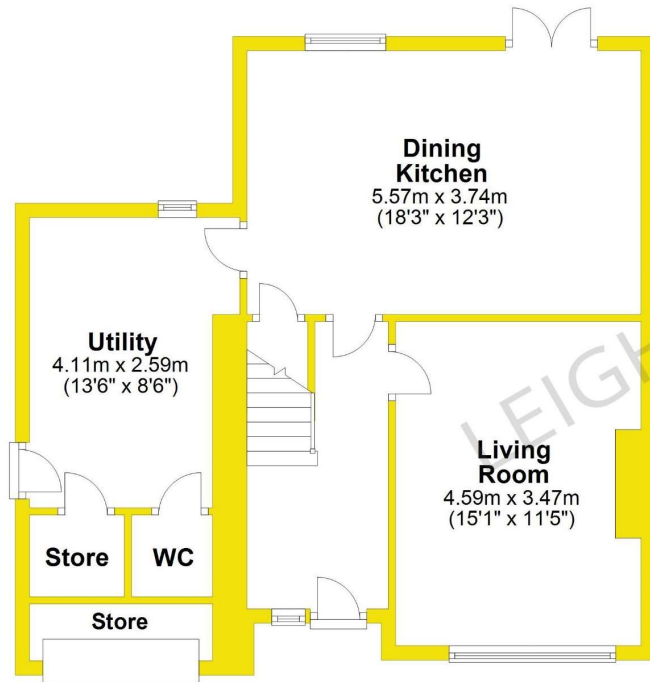
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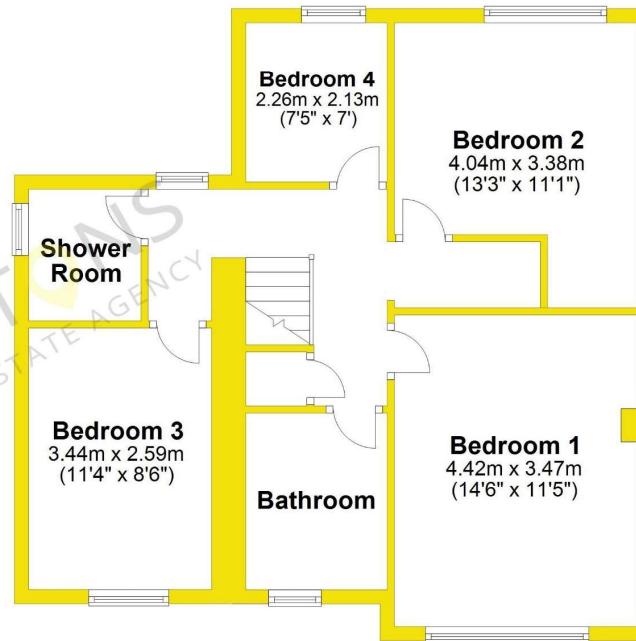
## Ground Floor

Approx. 65.1 sq. metres (700.5 sq. feet)



## First Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 128.5 sq. metres (1383.3 sq. feet)  
For illustration purposes only - not to scale

**Leightons Estate Agency**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	86
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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