



Dovetails, Sutton-In-Craven, BD20 7JP

Asking Price: £215,000

Looking for a stylish two bedroom semi-detached home with a huge south-facing garden, approved extension plans and a detached garage? This well-presented property offers genuine long-term potential at an attractive price.

Standing on a generous plot, this smart two bedroom semi detached house offers well balanced accommodation and impressive outdoor space. The property opens into a central hallway with a staircase rising to the first floor and useful storage tucked underneath.

To the right is a modern dining kitchen fitted with a range of grey fronted wall and base units incorporating an electric oven and hob. There is space for a fridge freezer, washing machine and family dining table and chairs. A modern Worcester boiler adds efficiency and a side external door provides direct access outside.

Adjacent is the cosy living room which offers plenty of room for sofas and chairs, centred around a feature log burning stove inset into the chimney breast. A deep bay window allows plenty of natural light into the room and gives the space a bright feel throughout the day.

Upstairs, the principal bedroom is a generous double with a deep range of mirrored wardrobes and a useful dressing area positioned to the side of the chimney breast. The second bedroom is a smaller double with fitted storage, with both bedrooms enjoying views over the rear garden. Completing the first floor is a sleek bathroom fitted with a bath and shower over alongside a wash basin, whilst a separate WC next door adds extra practicality for busy households.

Outside is where this property really stands out. To the front is driveway parking for one vehicle leading to a detached single garage. A well kept lawn rises towards the front entrance, whilst a pathway leads to a useful outhouse and storage area with light and power. A covered walkway links the front and rear gardens, with direct access from the dining kitchen.

The rear garden is a substantial south facing space with a spacious flagged patio and a huge lawn enclosed by high fencing, making it ideal for children and pets. Planning permission was approved on 28th November 2024 for a two storey extension, creating scope for a third bedroom, larger house bathroom and an extended dining kitchen with play room. (expires 28.11.27)

Council Tax Band: B

Tenure: Freehold



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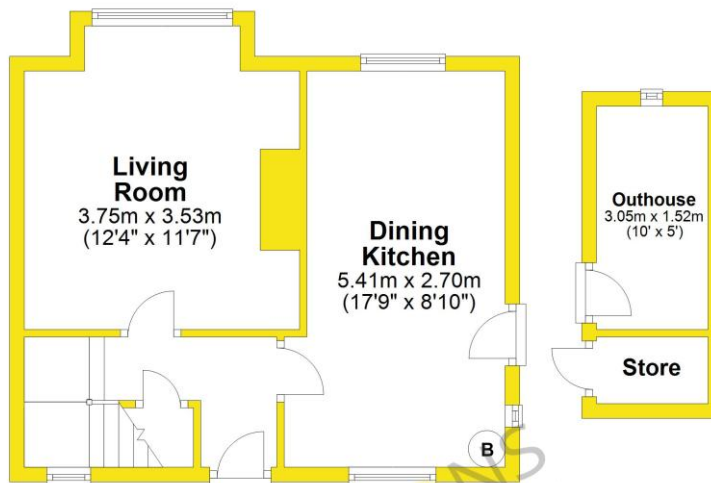


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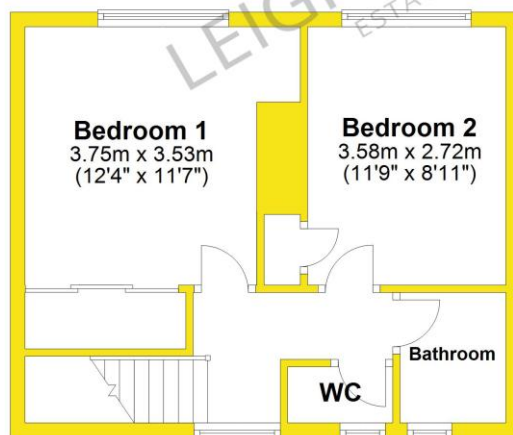
Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 72.4 sq. metres (779.0 sq. feet)
(Excluding outbuilding)

For illustration purposes only - not to scale

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Awaiting EPC

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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