



Guide Price £495,000

- Detached home
- Four bedrooms
- Stunning long distance views
- Rear garden, previously a tennis court
- Suttons best regarded road
- Ample parking and double garage
- In need of modernisation
- Fabulous opportunity
- No onward chain

Robinia House, Bent Lane, Sutton-in-Craven, Keighley, BD20

A magnificent four bedroomed detached property built in 1967 with a double garage and outstanding grounds, situated off Bent Lane one of the most popular areas of Sutton in Craven.

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Robinia House, Bent Lane, Sutton-in-Craven, North Yorkshire, BD20

Harrogate 26 miles, Skipton 5.5 miles, Leeds 23 miles (all distances approximate)

General remarks

Entrance into formal hallway with radiator and staircase to the first floor. Off the hall is a two piece suite which 'Jack and Jill's with the first bedroom to the ground floor which has a radiator and upvc window to the front.

The living room runs the full length of the house from front to back with two radiators a good sized window to the front overlooking trees and open fields and to the rear is a fabulous floor to ceiling window with views overlooking the garden. The formal dining room has a radiator and sliding doors out to the garden. Next, the kitchen with a selection of wall, drawer and base units with worktop surfaces over, a stainless steel sink and drainer, space for cooker and dishwasher, radiator and a window overlooking the garden. Into a utility room with base units, sink, window and door out to the rear garden. Also with a door access into the garage which has an up and over door to the front, windows to the side, power, light and an inspection pit.

To the first floor with its generous landing and loft access. The principal bedroom is to the rear with fitted wardrobes, window to the rear, a shower cubicle, and separate w.c., and wash hand basin. Bedroom two has fitted wardrobes and dressing area, sink

with vanity unit in the corner, radiator and upvc window to the rear. The next bedroom is to the front with wardrobes and dressing unit, vanity unit in the corner, radiator, window and eaves storage with light. The house bathroom comprises of a low flush w.c., (currently not connected), a bidet, bath and has a window to the front.

Externally, to the front is a tarmac driveway leading to the garage providing ample parking. There are decorative raised borders, a meandering path leading to the private lane and a lawned area flanked with a beech hedge to the side. The parcel of land on the other side of the lane also belongs to the house. The southerly facing rear garden historically was an old tennis court for the neighbouring property but today it is well stocked with trees, shrubs and bushes along with a lawn area and small patio area. The oil tank is to the side of the property and leads into a boiler room.

Directions

From Skipton, follow the A631 and A629 towards Keighley. At the Crosshills roundabout take the fourth exit on to Station Road, and at the top of the road turn right on to the Main Street. Continue along and then proceed to turn left on to Holme Lane sign posted for Sutton. When entering Sutton-in-Craven, continue along past South Craven School and after a short distance proceed over the small bridge. Take the next right onto Hazel Grove Road and proceed to the top. Go straight over the junction to Bent Lane and then first right onto the private road follow the road round where you will see the property fourth on the left the property identified by our Dacre, Son & Hartley 'For Sale' board.

what3words haggis.altering.dizziness

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an oil fired boiler.
- Parking for 4 cars and a double garage are on site.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 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.

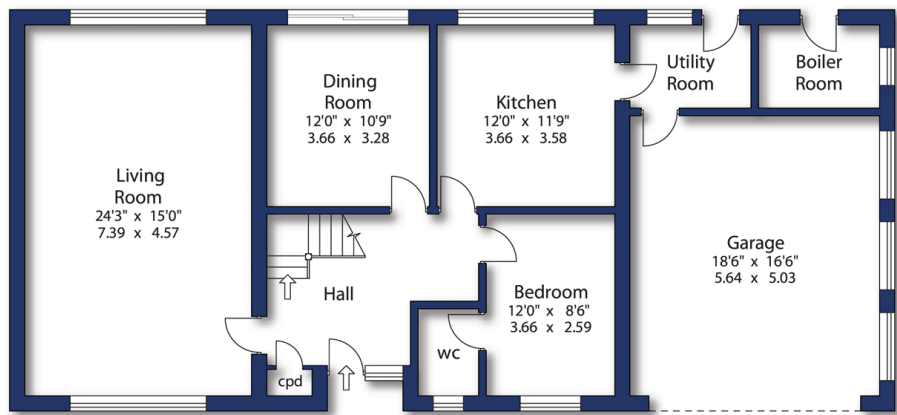
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

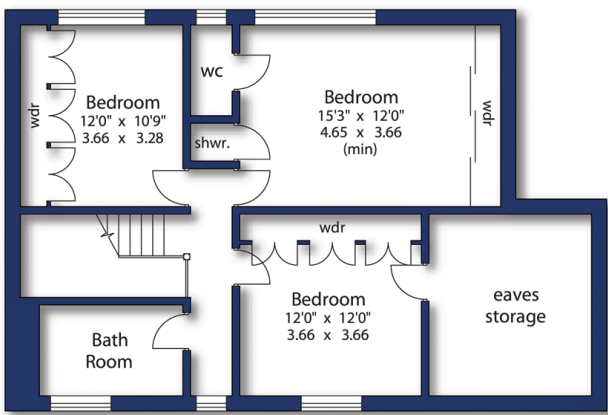
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Floorplans

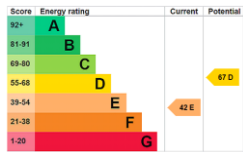


Ground Floor



First Floor

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