

Day & Co  
ESTATE AGENTS

28 Cavendish Street

Keighley

BD21 3RG



8 Spencer Street, Sutton-in-Craven, Keighley, North Yorkshire, BD20 7EZ

£189,950

T: 01535 664609

W: [www.dayandcoestateagents.co.uk](http://www.dayandcoestateagents.co.uk)

E: [keighley@dayandcoestateagents.co.uk](mailto:keighley@dayandcoestateagents.co.uk)



- END TERRACE HOUSE
  - PARKING SPACE
  - MODERN BREAKFAST KITCHEN
- TWO BEDROOMS
  - SPACIOUS BATHROOM
  - AWAITING EPC

SUMMARY

\*\* END TERRACE HOUSE, TWO BEDROOMS, BLOCK PAVED PARKING SPACE TO REAR, ENCLOSED FORE GARDEN, SPACIOUS BATHROOM, MODERN BREAKFAST KITCHEN, GAS CENTRAL HEATING, DOUBLE GLAZING, VIEWING ADVISED, AWAITING EPC \*\*

FULL DESCRIPTION

Day & Co are pleased to be offering for sale this delightful two-bedroom end-terrace home located in the sought-after village of Sutton-in-Craven, just a short stroll from the village centre. Located at the end of a charming row of five terraced houses, this property enjoys the rare benefit of a private block-paved parking space and has an enclosed fore garden area. Handily placed for access to to a variety of local amenities including shops, pubs, schools, and a nearby park—making it a perfect choice for couples, small families, or downsizers. In brief the accommodation comprises -

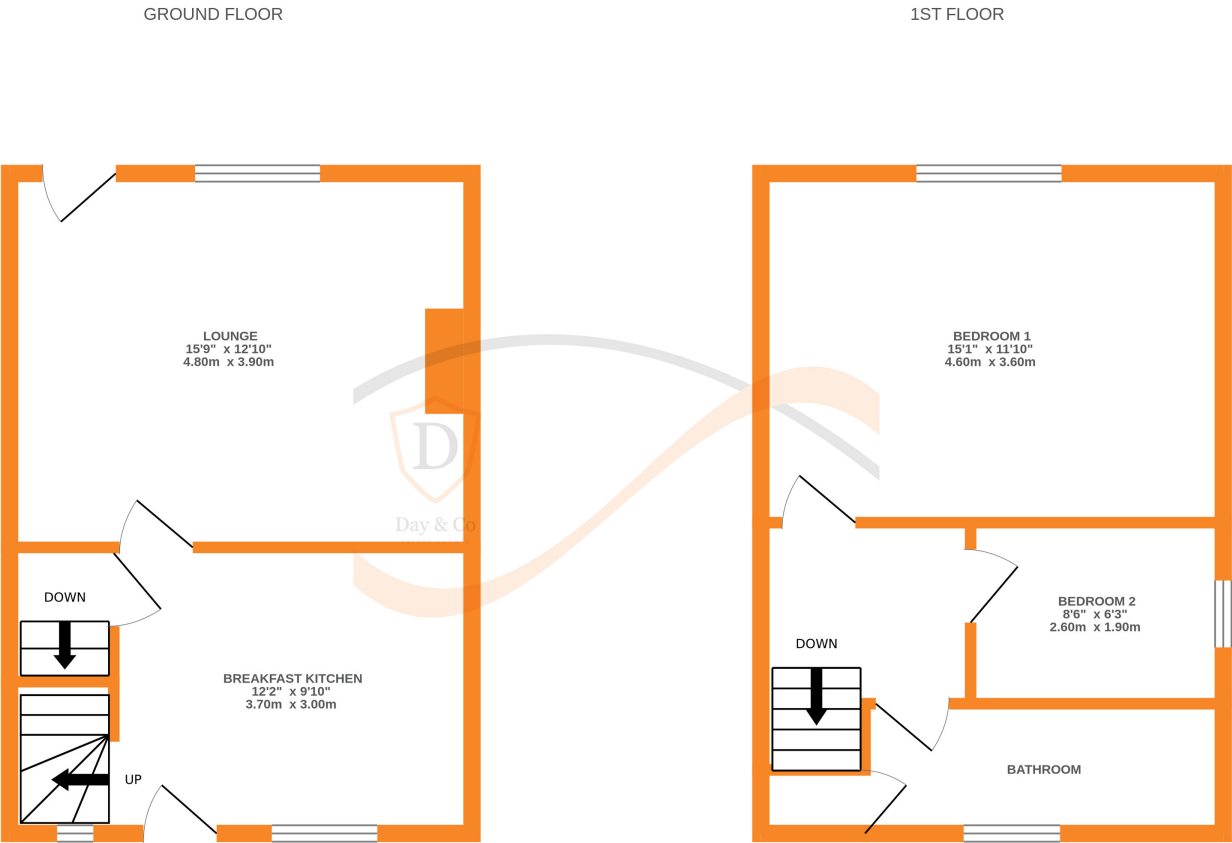
Ground Floor - Lounge with front entrance door, coal effect fire, coving and leaded mullioned window to the front. Breakfast Kitchen - with modern wall and base units with granite effect worktops over, stainless steel sink unit, 4 ring electric hob & oven with extractor fan over, integrated fridge & freezer, concealed space for washer, tiled floor, breakfast bar, half glazed stable style uPVC door to the rear, staircase to the first floor and access to the cellar.

First Floor - Landing. Bedroom 1 with coved ceiling, leaded mullion window to the front. Bedroom 2 with window to the side elevation. Bathroom with modern 3 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash basin, tiled walls & floor, chrome ladder radiator, window with frosted glass and deep airing cupboard over the stairs.

Gas central heating and double glazing.

Outside - There is a fore garden enclosed by stone walls and a gate. The rear has recently been block-paved to provide a private parking space.

Awaiting EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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