



24 Crofters Mill, Sutton-In-Craven, Keighley, BD20 7EW  
£376,995

## The Property Perspective

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We are delighted to offer for sale this improved and greatly extended town house located in this popular village with access to amenities and transport links with access to OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating with recently fitted boiler plus under floor heating to some rooms. There is a modern dining kitchen with appliances plus modern 4 piece bathroom and 4 piece en suite plus WC. Items of note include the impressive master suite with dressing room and 5 piece en suite, internal oak doors plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a lounge, conservatory, dining kitchen, utility and WC. There are 3 well proportioned bedrooms plus a 4 piece bathroom accessed from the first floor landing. The top floor hosts the master suite with dressing room and 4 piece en suite plus a further bedroom.

The property has private low maintenance gardens. There is a home office pod with power and light. There is part covered off road parking.

Tenure - Freehold  
Council tax - Band E

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With floor tiling. Access to store.

**Lounge 15'4" (max) x 12'11" (max) (4.69m (max) x 3.96m (max))**

With laminate flooring. Access to store.

**Conservatory 11'1" x 10'3" (3.40m x 3.14m)**

With laminate flooring. French doors to rear.

**Dining Kitchen 16'0" x 8'11" (4.89m x 2.74m)**

A light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With twin ovens, hob, hood and dishwasher. With floor tiling

**Utility 7'5" x 5'0" (2.27m x 1.53m)**

With timber effect units and floor tiling.

**WC 6'0" x 2'8" (1.84m x 0.83m)**

Having modern sanitary ware with tiling, vanity basin and vinyl flooring.

### FIRST FLOOR

#### Landing

With integrated storage and fitted carpets.

**Bedroom 2 12'11" (max) x 10'6" (max) (3.95m (max) x 3.21m (max))**

With laminate flooring and curtains.

**Bedroom 3 12'11" (max) x 10'2" (max) (3.95m (max) x 3.11m (max))**

With laminate flooring and blinds.

**Bedroom 4 16'10" (max) x 8'4" (max) (5.14m (max) x 2.55m (max))**

A light dual aspect room with carpets and blinds.

**Bathroom 10'3" x 8'3" (3.13m x 2.53m)**

Having a modern 4 piece suite with separate bath and shower, tiling, floor tiling, vanity, chrome ladder radiator and recessed spot lights.

### SECOND FLOOR

#### Landing 2

With fitted carpets.

**Bedroom 1 12'9" (max) x 12'5" (max) (3.90m (max) x 3.81m (max))**

With laminate flooring and blinds.

**Dressing Room 10'6" x 8'3" (3.21m x 2.52m)**

With integrated storage. Access to eaves storage.

**En Suite 12'8" x 8'3" (3.87m x 2.54m)**

Having a modern 5 piece suite with separate bath and shower plus twin basins plus vanity, tiling, chrome ladder radiator and recessed spot lights.

**Bedroom 5 12'10" (max) x 9'8" (max) (3.93m (max) x 2.97m (max))**

With laminate flooring and blinds

#### EXTERNAL

The property has private low maintenance gardens. There is a home office pod with power and light. There is part covered off road parking.



Total floor area: 153.7 sq.m. (1,654 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)