



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A RARE OPPORTUNITY TO ACQUIRE A 2 BEDROOMED  
THIRD FLOOR APARTMENT HAVING A PRIVATE  
DECKED BALCONY WITHIN A POPULAR  
RETIREMENT COMPLEX**



**38 SUTTON COURT  
SUTTON IN CRAVEN**

**Purpose built for the retirement market (specifically over 55's), this impressive apartment** briefly comprises: a spacious Sitting Room with an open plan fitted Kitchen & new high quality flooring, **a superb decked Balcony**, **2 generous Double Bedrooms** and **a large 4 piece Bathroom**, externally having a **designated parking space** & the use of beautiful landscaped gardens.

**Number 38** is one of just 4 apartments occupying the third floor which benefits from **having a large balcony with lovely views over the beck to the rear**, being situated in a quiet semi-rural location on the edge of the popular village of Sutton-in-Craven with **a bus stop very close by providing regular links to Cross Hills, Skipton & Keighley.**

**PRICE: £197,500**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



**A reasonable service charge (currently £254.00 per month)** covers the majority of the utility bills, buildings insurance and maintenance of the grounds, **providing a ready-made retirement property with very little responsibility for the owner.**

**Offered with no forward chain,** the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

Secure entrance door to the **RESIDENTS LOUNGE** and hallway with lift & staircase to:

### **THE THIRD FLOOR**

Self contained door to:

**HALL:** 9'4" x 8'8" with high quality Oak effect Vinyl flooring, telephone entry system and useful store cupboard with fitted shelves.



**BREAKFAST KITCHEN:** 12'4" x 9'2" with matching flooring, range of wall and base units with worktops over incorporating stainless steel sink unit, 4 ring electric hob with concealed extractor over, eye level Neff oven & grill, integrated fridge & dishwasher, under-counter space for freezer, part tiled walls, bank of ceiling spotlights, breakfast bar and open plan layout to:



**NOTE:** These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



**DINING AREA & SITTING ROOM:** 18'8" x 13'4" with matching flooring, 2 wall light points, TV & telephone points and glazed uPVC doors to the balcony.

**BEDROOM 1:** 18'1" x 9'1" with range of fitted furniture including wardrobes, drawers, bedside drawers & bedhead.



**BEDROOM 2:** 18'4" x 9'1" with ladder access to a very useful boarded roof void.

**BATHROOM:** 9'0" x 8'10" with 4 piece suite comprising tiled shower enclosure, panelled bath, low suite w.c, pedestal wash hand basin, part tiled walls, tiled floor, chrome ladder radiator, extractor fan, mirror fronted cabinet, shaver point and ceiling downlights.



### **TO THE OUTSIDE**

There is a large decked **BALCONY:** 39'0" x 8'5" with lovely views over Sutton Beck to the rear and enjoying a high degree of privacy.

Owners of the apartments also enjoy the use of beautiful communal gardens, these being laid down to shaped lawns, well stocked flower beds and a pleasant flagged sitting out area to the rear adjacent to Sutton Beck.

Designated parking is allocated in space number 38 and there are also several visitor parking spaces.

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**SERVICE CHARGES:** To enjoy comfort and peace of mind there is an all-inclusive monthly service charge of £254.00. This covers heating, hot water & electricity charges, buildings insurance and ground rent, use of the resident's lounge, laundry facilities, gardening, window cleaning and security lighting, together with the maintenance of the lift and the communal areas.

There is also a ground floor En-Suite Guest Room facility for visiting friends and relations.

**TENURE:** The tenure of the property is leasehold with the remainder of a 125 year term.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Craven District Council.

**SERVICES:** Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**POST CODE: BD20 7EF**

**VIEWING:** Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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