



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY PRESENTED 2 BEDROOMED
END TERRACED COTTAGE STANDING IN A QUIET
LITTLE-KNOWN PART OF THE VILLAGE WITH
ENCLOSED GARDENS ON 2 SIDES**



**8 SPENCER STREET
SUTTON IN CRAVEN**

Overlooking a garden square in a quiet area close to the village centre, this charming property is traditionally constructed in Yorkshire stone covered with a blue slate roof, having attractive corbelled eaves and traditional mullioned windows to the front elevation.

Number 8 stands entirely on the level at the end of a small terrace of five, having the rare advantage of gardens on 2 sides and space to park immediately adjacent; being conveniently located close to a useful range of shops and amenities including a choice of schools, pubs and a beautifully maintained park.

PRICE: £178,850 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Very well presented throughout including a modern Bathroom suite and high quality Dining Kitchen, the property is highly recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

SITTING ROOM: 16'0" x 13'1" with coal effect gas fire, dado rail, coving and leaded mullioned window to the front garden.



DINING KITCHEN: 12'4" x 10'0" 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 with pendant lights over, half glazed stable style uPVC door to the rear, staircase to the first floor and access to the **CELLAR:** 11'7" x 5'0" with original stone banks and fitted shelves.



TO THE FIRST FLOOR

LANDING: 6'2" x 5'9".

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



BEDROOM 1: 14'9" x 11'7" with coved ceiling, exposed stained floorboards and mullioned leaded window to the front with views towards Ravenstone Woods.



BEDROOM 2: 8'7" x 6'2" with fitted mirror fronted wardrobe.



BATHROOM: 12'3" x 5'0" with modern 3 piece suite comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, pedestal wash basin, tiled walls & floor, chrome ladder radiator, ceiling downlights, large window with frosted glass and deep airing cupboard over the stairs with fitted shelf and Ferroli combination boiler.

TO THE OUTSIDE

There is a flagged and pebbled foregarden enclosed by stone walls and a cast iron gate enjoying a pleasant southerly aspect with views towards Ravenstone Woods.

The rear garden is flagged and includes a timber shed, cold water tap and bin store enclosed by a gate and panelled fencing. This catches the sun in the afternoon and early evening.

There is space to park a car immediately adjacent.

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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 7EZ

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

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

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