



**3 HAZEL GROVE
SUTTON IN CRAVEN**



**AN INDIVIDUALLY BUILT 4 DOUBLE
BEDROOMED DETACHED HOUSE WITH A
CONSERVATORY AND LARGE GARDEN IN A
VERY DESIRABLE LOCATION**

PRICE: £455,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Purpose built by the current owners 25 years ago, this individual stone faced detached family home is located in a highly desirable part of the village, having a versatile layout to the ground floor comprising; a large Sitting Room, open plan Dining Kitchen with adjoining Conservatory, a Snug / Study, Utility, Cloakroom and a useful Workshop/Store.

To the first floor there are **4 Double Bedrooms (with an upgraded En-Suite to the master) and a generous House Bathroom**; externally including a sheltered patio and a further large family garden beyond the rear access lane, having a large lawn, flagged patios and a lovely southerly aspect with views country views. Driveway parking is available as well as a further parking space to the rear.

The property could hardly be better placed, being located within walking distance of the well equipped local park, 2 friendly pubs, 2 primary schools and the highly sought after South Craven Secondary in the neighbouring village of Cross Hills; offering a wider range of amenities including cafes, pubs, restaurants, a Health Centre and a Co-Operative store whilst also providing regular transport links to the larger centres of Skipton, Keighley, Leeds and Colne.

With much to commend it, this spacious, modern family home in further detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

ENTRANCE HALL: 6'5" x 2'11" with coved ceiling.

CLOAKROOM: 6'6" x 2'11" with low suite w.c, corner wash hand basin with cupboard below, feature towel rail, tiled floor, coved ceiling and frosted uPVC window.



INNER HALLWAY: 10'0" x 6'3" with open spindled staircase to the first floor with window, laminate floor and useful store or study area.

SITTING ROOM: 16'11" x 14'7" with coved ceiling & rose, TV point and coal effect gas fire with marble surround, inset & hearth.

OPEN PLAN KITCHEN & DINING ROOM: 21'4" x 13'0" with range of wall and base units with granite worktops over incorporating large Rangemaster oven with 5 ring gas hob, integrated dishwasher, inset stainless steel sink unit, integrated fridge freezer, large breakfast island with storage, wine fridge & breakfast bar seating, Karndean flooring and opening to a DINING AREA with coved ceiling.



CONSERVATORY: 13'9" x 9'3" with wall mounted electric fire, TV point, tiled floor and double glazed doors to the garden.



OFFICE / SNUG: 10'8" x 8'7" with Vinyl floor and door to:

STORE / WORKSHOP: 8'10" x 6'3".

UTILITY: 8'7" x 5'0" with washer and dryer plumbing, work surfaces with cupboards below, Main combination boiler and door to the rear.



TO THE FIRST FLOOR

LANDING: with coved ceiling, roof void access, display shelving and deep store cupboard with shelves & hanging rail.

BEDROOM 1: 14'8" x 9'5" with coved ceiling, Oak flooring and long distance open views.



EN-SUITE & WARDROBE AREA: 9'5" x 6'3" comprising large walk-in shower enclosure, low suite w.c, wash hand basin with cupboard below, chrome ladder towel rail, fully tiled walls & floor, extractor fan, frosted uPVC window and deep storage cupboard with hanging rails.

BEDROOM 2: 16'7" x 8'7" with laminate floor, window to the front, Vlelux window and views to the hills.

BEDROOM 3: 12'9" x 9'7" with Oak flooring and views over the garden to the rear and towards cowling Pinnacle.



BEDROOM 4: 11'5" x 9'6" with and similar views.

BATHROOM: 11'5" x 7'6" with 4 piece suite comprising large corner bath, shower enclosure, low suite w.c, pedestal wash hand basin, Vinyl floor, extractor fan, part tiled walls, coved ceiling and uPVC window.

TO THE OUTSIDE

There is a flagged driveway and foregarden and a side access pathway to the rear.

To the rear is a patio garden with an external tap & light and a storage bunker; the whole being bounded by high level stone walls and a rear access gate.

Beyond the rear access lane is a large family garden with a shaped lawn, patio, space for 2 sheds and a sheltered store area; the whole having panelled fence boundaries, being ideal for young children & pet and enjoying a lovely southerly aspect with views to the hills.

There is a further parking space beyond the garden.



SERVICES: Mains water, drainage, gas 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.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band E.

POST CODE: BD20 7QR

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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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

