



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A LARGER THAN AVERAGE GROUND FLOOR APARTMENT
WITH 2 DOUBLE BEDROOMS AND VIEWS OVER
COMMUNAL GARDENS TO THE REAR SITUATED WITHIN A
POPULAR RETIREMENT COMPLEX**



7 SUTTON COURT SUTTON IN CRAVEN

Noticeably larger than other apartments in the complex with living space of circa 1000 sq ft on one level to the ground floor, this purpose built retirement property (specifically over 55's) benefits from modern fixtures and fittings throughout, with the accommodation briefly comprising: **a large L-Shaped Sitting Room and open plan fitted Kitchen & Dining Area, 2 large Double Bedrooms and a 4 piece Bathroom**, externally having a **designated parking space & the use of beautiful landscaped gardens**.

A very reasonable service charge of approximately £259 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**.

PRICE: £199,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The complex is **located in a quiet position on the fringe of the village** with apartment 7 **enjoying views over the gardens & beck to the rear. A well-connected bus service runs from very close by** with the nearby village of Cross Hills offering a range of everyday services.

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

TO THE GROUND FLOOR

Use of the **RESIDENTS LOUNGE** and **HALLWAY** to:

Self-contained door to:

HALL: with telephone entry system and useful store cupboard with hot water cylinder.

OPEN PLAN DINING KITCHEN & LIVING ROOM: (L-shaped) 30'0" x 21'10":



KITCHEN: with range of wall and base units with laminate worktops over incorporating electric oven and grill, 4 ring electric hob with concealed extractor hood over, 1½ bowl stainless steel sink unit & drainer, integrated fridge, space for undercounter freezer, Vinyl floor, breakfast bar and **DINING AREA**. There is a large open plan **SITTING ROOM** with 2 wall light points, TV & telephone points, electric fire with surround and large picture window with views over the gardens and beck to the rear.

BEDROOM 1: 20'5" x 9'0" with range of fitted wardrobes, wall TV point and views to the rear.

BEDROOM 2: 21'3" x 9'2" (max) with views to the rear.

BATHROOM: 9'3" x 9'1" with 4 piece suite comprising panelled bath, shower cubicle with glazed door, low suite w.c, pedestal wash hand basin, Vinyl floor, part tiled walls and extractor fan.

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



TO THE OUTSIDE

Owners of the apartments 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 40 and there are also several visitor parking spaces.

SERVICE CHARGES: To enjoy comfort and peace of mind there is an all-inclusive monthly service charge of circa £259.20 (1st April 2024 – 31st March 2025). This covers heating, 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.

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

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

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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



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