



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A LARGER THAN AVERAGE END TERRACED HOUSE
WITH 5 BEDROOMS OVER 3 FLOOR LEVELS SITUATED IN
A CONVENIENT LOCATION CLOSE TO THE PARK AND A
CHOICE OF WELL RESPECTED SCHOOLS**



1 BRIDGE ROAD SUTTON IN CRAVEN

Standing at the end of a row of smaller terraced houses, **this interesting property covers 3 levels with an impressive floor area of circa 1400 sq ft (plus a cellar & conservatory) providing larger than expected family accommodation including 5 Bedrooms, 2 Bathrooms and 2 Reception Rooms.**

The property is pleasantly located in a popular residential area **within short walking distance of 2 pubs, country walks via Sutton Clough, a beautifully maintained park and a choice of sought after schools including South Craven Secondary in neighbouring Cross Hills.**

PRICE: £210,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Providing a level of accommodation which is difficult to find within this price range & location, the property in more detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALLWAY: 6'7" x 4'8" with mosaic tiled floor.

UTILITY / CLOAKROOM: 8'5" x 4'8" (avg) with low suite w.c, pedestal wash hand basin, washer plumbing, Vinyl flooring and Ideal combination boiler.

SITTING ROOM: 11'10" x 10'8" with chimney breast with opening for electric fire and coved ceiling & rose.



DINING ROOM: 13'6" x 12'5" with coal effect gas fire, laminate flooring, arched recess to sides of chimney breast and opening to:

KITCHEN: 11'11" x 9'4" with range of wall and base units, worktops over incorporating stainless steel sink unit & drainer, electric oven and 4 ring gas hob with extractor hood over, matching laminate flooring, peninsular island with integrated fridge, access to cellar and enclosed staircase to the first floor.



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



CONSERVATORY: 9'2" x 8'5" with laminate flooring and half glazed uPVC door to the yard.

TO THE LOWER GROUND FLOOR

CELLAR: two good sized rooms offering useful storage with power & light and original stone banks.

TO THE FIRST FLOOR

LANDING: with staircase to the second floor with useful store cupboard under.

BEDROOM 2: 17'4" x 11'6" with extensive range of fitted wardrobes.



BEDROOM 3: 11'10" x 11'5" with range of fitted wardrobes.

BEDROOM 5: 11'8" x 6'4" (max).

BATHROOM: 5'10" x 5'4" with 3 piece suite comprising bath with shower over, low suite w.c, pedestal wash hand basin with cupboard under, chrome ladder radiator, tiled floor, part tiled walls, boarded walls & ceiling, Vinyl flooring and window with frosted glass.



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TO THE SECOND FLOOR

LANDING: with spindled banister.

BEDROOM 1: 12'0" x 11'3" with exposed beams, large Velux and eaves storage.

EN-SUITE: 8'0" x 5'8" comprising corner shower cubicle, low suite Saniflow w.c, pedestal wash basin, extractor fan and further eaves storage.



DRESSING ROOM: 10'2" x 4'9".

BEDROOM 4: 11'9" x 8'4" with laminate flooring.

TO THE OUTSIDE

There is a good sized easily maintained yard enclosed by secure interwoven fencing.



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.

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

POST CODE: BD20 7ES

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.

PRICE: £210,000

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

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