



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MUCH IMPROVED & VERY WELL PRESENTED 2
BEDROOMED SEMI-DETACHED HOUSE WITH A
CONSERVATORY EXTENSION AND GOOD SIZED GARDENS
SITUATED ON A HIGHLY REGARDED CUL-DE-SAC**



38 CROFTERS MILL SUTTON IN CRAVEN

Occupying a larger than average plot with gardens to the front, side & rear, this semi-detached home has been the subject of **considerable recent improvement including new high quality Kitchen & Bathroom fittings**, now being ideally suited to a prospective purchaser seeking a property which is 'turn key' with very little maintenance required.

The sought after village of Sutton provides useful everyday amenities **including a convenience store, 2 pubs and a beautifully maintained park** with a wider range of services available in neighbouring Cross Hills. The area is also renowned for providing **an excellent choice of schools including South Craven Secondary which continues to impress in Ofsted reports.**

PRICE: £235,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Including a **conservatory extension, good sized gardens and a private parking space**, early viewing is strongly advised to avoid disappointment.

TO THE GROUND FLOOR

Part glazed composite door to:

KITCHEN: 9'6" x 8'1" with high quality wall and base units in gloss grey with granite worktops over, stainless steel sink unit with Grohe instant boil tap, Neff oven with slide & glide door, ceiling downlights, 4 ring Neff electric hob with glass splash back & extractor hood over, integrated dishwasher & microwave, stylish Karndean flooring and cupboard concealing the Worcester combination boiler.



CLOAKROOM: with matching flooring, low suite w.c, wash hand basin with cupboards under.

UTILITY CUPBOARD: with washer plumbing and worktop.



SITTING ROOM: 14'10" x 12'6" with modern pebble effect electric fire, side window, open staircase to the first floor and glazed uPVC doors to the:

CONSERVATORY: 11'7" x 9'8" with Oak effect laminate flooring and glazed uPVC doors to the garden.

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 FIRST FLOOR

LANDING: 6'5" x 6'1".

BEDROOM 1: 8'0" x 12'7" (into range of fitted wardrobes with mirror fronted sliding doors) with 2 windows to the front and views towards Cowling Pinnacle.



BEDROOM 2: 8'3" x 12'7" (inclusive of fitted cupboard over the stairs) with views over the rear garden and towards Ravenstone Woods.

BATHROOM: 6'5" x 6'2" with high quality 3 piece suite comprising panelled bath with dual head shower over & glass screen, wash hand basin with cupboards under, low suite w.c, ladder towel rail, tiled floor, part tiled walls, ceiling downlights, access to roof void and window with frosted glass.

TO THE OUTSIDE

There is a designated parking space in a private adjacent car park. There is a lawned foregarden with a hedgerow border and a side lawn with gated access to the rear, being majority astro-turfed and part flagged enclosed by secure panelled fencing with a pleasant open outlook towards Ravenstone Woods.

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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 7EW

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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