



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A RARE OPPORTUNITY TO ACQUIRE AN INDIVIDUAL  
DETACHED 3 BEDROOMED BUNGALOW STANDING ON A  
LARGER THAN AVERAGE CORNER PLOT WITH A GARAGE  
AND AMPLE PARKING WITH LOVELY OPEN VIEWS**



## **HAZEL MOUNT, BENT LANE SUTTON IN CRAVEN**

**Occupying a large corner plot in a sought after location on Bent Lane in a quiet part of the village, this 'one of a kind' detached bungalow requires comprehensive modernisation throughout but provides considerable potential for those seeking an opportunity to re-design a home to their own taste & specification.**

**The bungalow currently has a generous floor area of 850 square feet including a bay fronted Sitting Room, Dining Kitchen, House Bathroom and 3 Bedrooms but could be extended with no detriment to the gardens which are considerably larger than average including: a detached Garage, ample driveway parking and lawns backing directly over a field on the south side with views towards Cowling Pinnacle.**

## **PRICE: £235,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Also with the **alternative option to form a building plot for more than one dwelling** (subject to planning), the property is offered with **no forward chain** and in detail comprises:

Glazed uPVC doors with arched brick surround to:

**PORCH:** 5'11" x 3'4" with tiled floor and panelled inner door with stained glass to:

**HALLWAY:** 19'4" x 3'5".

**SITTING ROOM:** 14'9" x 13'9" (into bay window) with feature fireplace, picture rail and windows on 2 sides with pleasant open views.



**BEDROOM 1:** 11'5" x 10'11" with corner fireplace, picture rail and views to the front.

**BEDROOM 3:** 11'5" x 7'6" with picture rail.

**BEDROOM 2:** 11'5" x 10'2" with corner fireplace, picture rail and windows on 2 sides.

**BATHROOM:** 13'11" x 4'11" with cast iron bath, high suite w.c, pedestal wash hand basin, cylinder cupboard, access to roof void and sash window with frosted glass.



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



**DINING KITCHEN:** 12'1" x 10'10" with feature fireplace, sink recessed to window with cupboards under & over, further fitted cupboards, lovely views towards Cowling Pinnacle, large **PANTRY** with fitted shelves and stone bank and panelled door to:

**REAR LEAN TO / PORCH:** 13'7" x 3'0" with half glazed uPVC door, window to the rear garden and further **STORE:** 5'10" x 3'0".

### TO THE OUTSIDE

The bungalow stands on a very generous corner plot which includes lawned gardens on 3 sides and generous driveway parking giving access to:

**DETACHED GARAGE:** 17'2" x 9'6" with inspection pit, windows on 2 sides and up-and-over door.

The whole is enclosed by hedgerows and low level walls with a lovely south westerly aspect to the side & rear overlooking a field towards Cowling Pinnacle and Ravenstone Woods.



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

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**SERVICES:** Mains 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 7QL**

**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](http://www.wilman-wilman.co.uk)**

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