



**DALESVIEW
WEST LANE
SUTTON IN CRAVEN**



**AN IMMACULATELY PRESENTED 3/4
BEDROOMED DETACHED BUNGALOW SET
WITHIN BEAUTIFUL GARDENS AND
BORDERING OPEN FIELDS WITH SUPERB
ELEVATED VIEWS IN THIS SOUGHT AFTER
VILLAGE**

PRICE: £455,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Occupying an elevated position in a sought after location and **consequently enjoying views across the Aire Valley**, this well **proportioned and maintained detached bungalow** would be well suited to a variety of purchasers including a growing family with **the property extending to circa 1400 square feet**.

The accommodation briefly includes a **stylish Kitchen** with an **adjoining Dining Room & Snug / optional 4th Bedroom**, a large **Sitting Room**, 3 further **Bedrooms (with an En-Suite to the Master Bedroom)**, a modern Shower Room, Utility Room and a study area to a spacious hallway.

West Lane is a desirable address in the local community with Sutton known for having **2 popular primary schools & a superbly appointed park** and nearby Cross Hills providing all of the required daily amenities including a Co-Operative store and **South Craven Secondary School which continues to excel in Ofsted Reports**.

The gardens are a standout feature including lawns and a private decked area to the front and a **driveway providing space to park several cars**.

To be seen to be fully appreciated, the accommodation in detail comprises:

Half glazed composite entrance door to:

KITCHEN: 13'7" x 10'7" range of wall and base units with laminate worktops over incorporating composite sink unit and drainer, Siemens appliances to include electric oven, microwave oven and grill, warming drawer, 4 ring induction hob with stainless steel extractor hood over, integrated fridge freezer, space and plumbing for dishwasher, tiled floor.

UTILITY: 9'9" x 5'8" washer and dryer plumbing, stainless steel sink unit and drainer, wall and base units, tiled floor, Worcester boiler, space for tall fridge freezer.

INNER HALL: with tiled floor, storage cupboards and part glazed composite door to the outside.

DINING ROOM: 13'8" x 11'6" coved ceiling and French doors to the rear garden.



SNUG/BEDROOM 4: 12'2" x 9'9" two wall light points, window to gable end and patio doors to the garden.

INNER HALL: with space for a study/office area, range of deep fitted cupboards/wardrobes, access to part boarded roof void via drop down ladder.



SITTING ROOM: 16'2" x 13'7" coved ceiling, French doors to the garden, feature coal effect gas fire with timber surround, marble hearth and matching interior.

BEDROOM 1: 13'0" x 11'7" with windows to 2 sides.

EN-SUITE BATHROOM: 6'6" x 5'7" comprising panelled bath, high suite w.c with concealed cistern, wash hand basin, chrome ladder towel rail, vinyl floor and frosted uPVC window.

BEDROOM 2: 11'3" x 9'9" range of fitted wardrobes and views over the garden.

BEDROOM 3: 8'9" x 7'1"

SHOWER ROOM: 7'11" x 7'1" comprising walk in shower enclosure with thermostatic shower and glass doors, low suite w.c, wash hand basin, tiled floor, chrome ladder towel rail, deep store cupboard, frosted uPVC window.



POST CODE: BD20 7AS

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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TO THE OUTSIDE

There is parking for several vehicles on a large flagged driveway to the side. The immaculate gardens are a standout feature of the property, comprising a recently installed large area of composite decking offering a fantastic sitting out area with long distance elevated views, along with outside lighting and a cold water tap. There is also a large aluminium store shed.

A further established garden with gravelled pathways which backs onto open fields wraps around to the large rear garden comprising a large flagged patio, a shaped lawn and beautifully planted borders with superb views; the whole being enclosed by timber fencing.

There is also a useful external store with shelving and space for tools and gardening equipment.

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 F.



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

