



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A 2 BEDROOMED SEMI-DETACHED BUNGALOW WITH DRIVEWAY PARKING, A GARAGE AND A SHELTERED GARDEN ON THE SOUTH WEST SIDE SITUATED IN A QUIET RESIDENTIAL LOCATION



**8 PARK DRIVE
SUTTON IN CRAVEN**

Standing on a quiet cul-de-sac of similar dwellings close to the centre of the village, this semi-detached bungalow provides light & airy 2 Bedroomed accommodation which is ideal for retirement purposes, having a well-equipped Kitchen, modern Shower Room, and good sized Sitting Room; externally offering driveway parking, low maintenance gardens and a detached Garage.

Park Drive is very conveniently located close to the park, shops & other amenities and has a pleasant south westerly garden which is securely enclosed for privacy.

PRICE: £167,500 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Recommended for closer inspection and offered with no forward chain, the accommodation in more detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

PORCH: with windows with frosted glass leading to:

KITCHEN: 9'0" x 7'10" with range of wall and base units with contrasting laminate worktops over incorporating electric oven, 4 ring electric hob, stainless steel extractor hood, composite sink unit & drainer, washer plumbing, space for small dining table and laminate flooring.



SIDE PORCH: 8'6" x 2'11" with space for tall fridge freezer, laminate flooring and part glazed uPVC door.

SITTING ROOM: 13'11" x 9'11" with dado rail, coved ceiling and coal effect gas fire with timber surround & mantel with marble hearth and matching interior.



INNER HALLWAY: with roof void access and useful store cupboard.

BEDROOM 1: 11'11" x 9'10" with coved ceiling and views over 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.



BEDROOM 2: 8'11" x 7'11" with cupboard housing the Ideal combination boiler.



SHOWER ROOM: 7'8" x 4'11" comprising large walk-in shower enclosure with glass screen and thermostatic shower, low suite w.c, pedestal wash hand basin, Vinyl flooring and uPVC window with frosted glass.

TO THE OUTSIDE

There is a low maintenance front garden with established planting.

A private driveway provides parking for several vehicles and/or a motorhome or caravan giving access to the **DETACHED GARAGE:** 15'8" x 8'0" with up-and-over door, power & light and side pedestrian door.

The majority flagged rear garden is bounded by high level fencing and there is a timber framed greenhouse. The whole enjoys a favourable aspect on the south west side.



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 7JQ

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



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: £167,500

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

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