



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION THROUGHOUT –
A 2 BEDROOMED SEMI-DETACHED BUNGALOW WITH
GENEROUS SOUTH FACING GARDENS SITUATED IN A
QUIET PART OF THE VILLAGE**



**4 ASH GROVE
SUTTON IN CRAVEN**

Pleasantly tucked away in a quiet highly regarded residential location where properties rarely come onto the open market, this semi detached bungalow has been re-wired and is served by an upgraded boiler but does now require further modernisation throughout, giving prospective purchasers the opportunity to re-design the living space to their own taste & specification.

The bungalow stands on a **larger than average plot** and consequently **provides on-site parking**, space for a Garage (subject to obtaining consent) and a **superb lawned garden on the south side** which will be of appeal to gardening enthusiasts.

PRICE: £225,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Offered with no forward chain, the accommodation in detail comprises:

TO THE GROUND FLOOR

Glazed uPVC door to:

HALL (L-shaped) with part matted flooring and access to roof void.

DINING KITCHEN: 11'1" x 11'0" with wall and base units, stainless steel sink unit & drainer, gas point for cooker, Vinyl flooring, Ideal combi boiler (2019) and ample space for a dining table.



SITTING ROOM: 15'9" x 12'0" with gas fire and multi-paned glazed doors to:

GARDEN ROOM: 9'6" x 3'11" with half glazed uPVC door to the rear garden.



BEDROOM 1: 12'3" x 11'10" with fitted wardrobes.

BEDROOM 2: 11'0" x 7'8" with view over the rear garden.

BATHROOM: 7'5" x 7'3" with traditional 3 piece suite comprising enamelled bath with electric shower over, low suite w.c, pedestal wash hand basin, extractor fan, airing cupboard and 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.



TO THE OUTSIDE

Private parking is available to the front and side and there is space to build a garage if required (subject to obtaining consent).

The rear garden is a stand out feature including a very generous lawn with established borders; the whole enjoying a lovely aspect on the south 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.

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

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 7QJ

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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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