



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED 2 BEDROOMED FIRST FLOOR APARTMENT WITH LONG DISTANCE SOUTH FACING VIEWS & PRIVATE PARKING IN A POPULAR RETIREMENT COMPLEX



**13 SUTTON COURT
SUTTON IN CRAVEN**

Purpose built for the retirement market (specifically over 55's), this generous first floor apartment covers approximately 900 sq ft, briefly comprising: a large Sitting Room with an open plan fitted Kitchen, 2 large Double Bedrooms and a spacious new Wetroom, externally having a designated parking space & the use of beautiful landscaped gardens.

Number 13 enjoys an elevated southerly aspect to the front with views towards Ravenstone Woods & Cowling Pinnacle, being situated in a quiet semi-rural location on the edge of the popular village of Sutton-in-Craven with a bus stop very close by providing regular links to Cross Hills, Skipton & Keighley.

PRICE: £195,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



A very reasonable service charge of approximately £259 per month covers the majority of the utility bills, buildings insurance, maintenance of the grounds, and use of the communal washing machines & dryers, **providing a ready-made retirement property with very little responsibility for the owner.**

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

TO THE GROUND FLOOR

Secure entrance door to the **RESIDENTS LOUNGE** and hallway with lift & staircase access to the upper floors.

TO THE FIRST FLOOR

Self contained entrance door to:

HALLWAY: 9'0" x 8'5" with telephone entry system, useful store cupboard housing the hot water cylinder and modern vinyl flooring.

OPEN PLAN KITCHEN, DINING & SITTING ROOM: 29'11" x 13'2" with range of wall and base units with laminate worktops over incorporating electric oven & grill, 4 ring Samsung induction hob with concealed extractor hood over, integrated fridge & space for freezer or dishwasher, tiled splash, matching vinyl floor and large peninsular unit with breakfast bar. To the **DINING AREA & SITTING ROOM** are 2 wall lights, TV & telephone points and lovely southerly views towards Ravenstone Woods & Cowling Pinnacle.



BEDROOM 1: 21'4" x 9'2" a spacious bright room with lovely views.

BEDROOM 2: 20'6" x 9'3" with similar views.

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



LARGE WETROOM: 9'2" x 9'1" comprising walk-in shower area with thermostatic unit, high level w.c, pedestal wash hand basin, shaver point, extractor fan, wet room flooring, part boarded walls and storage cupboard with washing machine plumbing.



TO THE OUTSIDE

Owners of the apartments enjoy the use of beautiful communal gardens, these being laid down to shaped lawns, well stocked flower beds and a pleasant flagged sitting out area to the rear adjacent to Sutton Beck.

Designated parking is allocated in space number 31 and there are also several visitor parking spaces.

SERVICE CHARGES: To enjoy comfort and peace of mind there is an all-inclusive monthly service charge of circa £259. This covers heating, hot water & electricity charges, buildings insurance and ground rent, use of the resident's lounge, laundry facilities, gardening, window cleaning and security lighting, together with the maintenance of the lift and the communal areas.

There is also a ground floor En-Suite Guest Room facility for visiting friends and relations.

TENURE: The tenure of the property is leasehold with the remainder of a 125 year term.

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POST CODE: BD20 7EF

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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