



**3 HALL COURT
SUTTON IN CRAVEN**



**A LARGER THAN AVERAGE 5 BEDROOMED
DETACHED FAMILY HOME WITH EASILY
MANAGED GARDENS BACKING ONTO A BECK
SITUATED IN A QUIET VILLAGE LOCATION**

PRICE: £587,500

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Constructed almost 40 years ago but more recently the subject of considerable improvement, this larger than average property covers approximately **2000 sq ft** providing well proportioned **5 bedroomed family accommodation** briefly including: **2 Reception Rooms, a large Utility/Boot Room, a Cloakroom and 2 contemporary Shower Rooms** with the standout feature being a **superb open plan Kitchen, Living Room & extended Dining Room**.

The well known local beauty spot of Sutton Clough is only a stone's throw away and provides lovely wooded walks, with amenities in the village itself including a convenience store, 2 pubs and a beautifully maintained park. A wider range of services are available in neighbouring Cross Hills, renowned for providing a good choice of schools including South Craven Secondary which continues to impress in Ofsted reports.

Externally there are sheltered easily maintained flagged gardens to the rear backing onto Lumb Clough Beck and excellent driveway parking for several cars to the front.

With the rare advantage of being slightly 'off the beaten track' without being detached from the village, the property is well suited to busy family life but also to those who value a high degree of privacy, with the accommodation in detail comprising:

Archway to **OPEN PORCH**: 6'8" x 4'2" with flagged floor, windows to both sides and part glazed uPVC door to:

HALLWAY: 16'7" x 9'0" with laminate flooring, staircase to the first floor with banister & glass panels (with store under) and additional deep storage cupboard.

CLOAKROOM: with laminate flooring, half tiled walls, low suite w.c, wash hand basin and window with frosted glass.



SNUG: 10'3" x 8'0" with electric radiator and ceiling downlights.

LIVING ROOM: 16'8" x 15'4" with coal effect gas fire on the stone hearth, 3 wall light points and 4 pane mullioned window to the front.

KITCHEN: 12'6" x 10'1" with range of base units with contrasting worktops over, 4 ring electric hob and with extractor hood over, 1½ bowl composite sink unit, part tiled walls, eye level oven/grill, alcove with integrated microwave & drawers, ceiling downlights, tile effect laminate flooring, breakfast bar and open plan layout to:

LIVING ROOM: 12'5" x 10'1" with matching flooring, ceiling downlights and opening to:

EXTENDED DINING ROOM: 13'9" x 8'2" with matching flooring, multi fuel stove on stone hearth with exposed flue & stainless steel back plate, 2 Velux roof lights, windows on 2 sides and majority glazed uPVC door to the rear garden.



UTILITY AND BOOT ROOM: 8'2" x 16'4" (into range of fitted store cupboards) with tiled floor, wall and base units with Oak worktops over, composite sink & drainer, Ideal combination boiler, washer plumbing, ceiling downlights and part glazed uPVC door to the rear garden.

TO THE FIRST FLOOR

LANDING: 12'3" x 13'6" (max) with banister with glass panelling and ladder access to the part boarded loft.

MASTER BEDROOM: 15'3" x 14'9" a large double with generous space for wardrobes and 4 pane mullioned window to the front.



BEDROOM 2: 12'0" x 11'6" with views over the rear garden and beck.



The rear is predominantly flagged for ease of maintenance also including a timber shed and an astroturfed/decked sitting out area overlooking the beck.



BEDROOM 3: 13'4" x 8'2" with windows on 2 sides and views to the rear over the beck.

BEDROOM 4: 13'4" x 8'2".

BEDROOM 5: 9'3" x 7'3".

SHOWER ROOM 1: 7'0" x 6'11" with contemporary suite comprising shower enclosure with dual heads, low suite w.c, wash hand basin with drawers under, tiled floor, part tiled walls, ladder radiator, ceiling downlights and 2 windows to the rear.



SHOWER ROOM 2: 6'9" x 6'1" with contemporary suite comprising shower enclosure with dual heads, low suite w.c, wash hand basin with drawers under, tiled floor, part tiled walls, ladder radiator, ceiling downlights and window to the rear.

TO THE OUTSIDE

A very generous driveway provides excellent parking for several cars. There is also a child friendly area of astroturf enclosed by panelled fencing.

There is a useful secure store/workshop down the side of the house.

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.

POST CODE: BD20 7NF

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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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.

