



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A RARE OPPORTUNITY TO ACQUIRE A MUCH IMPROVED
& BEAUTIFULLY PRESENTED 2 BEDROOMED BUNGALOW
WITH A GARAGE & DRIVEWAY OCCUPYING A LARGE
CORNER PLOT WITH LOVELY OPEN VIEWS**



**27 CEDAR GROVE
SUTTON-IN-CRAVEN**

Occupying an enviable larger than average corner plot on a cul-de-sac where properties are rarely available on the open market, this light & airy 2 Bedroomed bungalow has recently been the subject of comprehensive improvement, briefly including a new Kitchen & Wet Room, w.c & fitted furniture to the Master Bedroom, upgraded wiring and central heating and new floor coverings and re-decoration throughout.

The external grounds include a block paved driveway, a detached Garage and a generous lawn, being ideally suited to gardening enthusiasts whilst also allowing for further potential to extend; the whole enjoying a lovely open outlook with far reaching southerly views towards Ravenstone Woods and Cowling Pinnacle.

PRICE: £285,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



With early viewing highly recommended to avoid disappointment, the property is offered with **no forward chain** and in detail comprises:

Half glazed composite door to:

DINING KITCHEN: 15'4" x 10'1" with range of units with majority drawers for ease of access, high quality worktops, 1½ circular stainless steel sink unit, integrated fridge & freezer, washer plumbing (behind a set of drawers), 4 ring electric hob with glass splash back, extractor hood over, Neff slide & glide oven, ceiling downlights, waterproof Quickstep laminate flooring, wall TV point and part glazed Oak doors to:



SITTING ROOM: 15'0" x 12'0" with coal effect gas fire in attractive surround, coved ceiling and picture window with views towards Ravenstone Woods.



HALLWAY: with ladder access to part boarded roof void, half glazed & leaded external composite door, laminate flooring and a very useful **UTILITY CUPBOARD** with space for washer & dryer, fitted shelves and Ideal combination boiler.

MASTER BEDROOM: 13'6" x 10'7" with range of fitted wardrobes, wall TV point and views towards Cowling Pinnacle.

EN-SUITE W.C: with low suite w.c, wash hand basin with cupboards under, chrome ladder radiator, half tiled walls, tiled walls and ceiling downlights.

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: 9'0" x 8'8" with views towards Ravenstone Woods.



WET ROOM: 6'4" x 5'4" with fully tiled walls & floor, dual head shower with optional glass screen, low suite w.c, wash hand basin with drawers under, chrome ladder radiator, mirror fronted cabinet, ceiling downlights, extractor fan and window with frosted glass.



TO THE OUTSIDE

A block paved driveway provides off road parking giving access to a **DETACHED GARAGE:** 15'9" x 10'0" with power & light, side window, new roof and electric up-and-over door.

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The gardens include a flagged sitting out area to the west gable end which forms a pleasant suntrap and enjoys views towards Cowling Pinnacle.

There is also a further flagged garden on the east side with views towards Ravenstone Woods, a generous lawn, 2 double external power sockets and a cold water tap.



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 levied by Craven District Council.

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

POST CODE: BD20 7QS

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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