



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION - A DECEPTIVELY
SPACIOUS 4 BEDROOMED BUNGALOW WITH DRIVEWAY
PARKING, A DETACHED GARAGE AND A GOOD SIZED
GARDEN IN A POPULAR VILLAGE LOCATION**



**9 PARK DRIVE
SUTTON IN CRAVEN**

Situated on a quiet cul-de-sac close to the centre of the village, this 4 Bedroomed bungalow provides circa 1000 sq ft of living space and is subsequently suited to a variety of prospective purchasers. Requiring modernisation throughout, it provides an exciting opportunity to be re-designed to a particular taste & specification.

The accommodation briefly comprises: a **Dining Kitchen, Bathroom, good sized Sitting Room, 4 Bedrooms and a Study**; externally providing **low maintenance gardens, a detached Garage and a driveway with space for a caravan or motorhome.**

PRICE: £199,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



With Park Drive being conveniently located in the popular village of Sutton close to the park, shops & amenities, **number 9 is offered with no forward chain** and in detail comprises:

Part glazed uPVC door to:

PORCH: 7'4" x 3'8" with frosted window and multi-paned inner door to:

ENTRANCE HALL: 20'7" x 10'1" (max) with stripped wood flooring and roof void access.

CLOAKROOM: 4'11" x 3'3" with low suite w.c, frosted uPVC window and Vinyl floor.

KITCHEN: 15'1" x 10'5" with range of wall and base units with stainless steel sink unit & drainer, Vinyl floor and majority glazed uPVC door to the rear.



SITTING ROOM: 17'3" x 15'4" (max inclusive of study) with stripped wood flooring, gas fire to tiled hearth with brick surround and timber mantel and window to the rear.



OFFICE / STUDY: 6'10" x 4'10" with matching flooring, double doors and obscured glazing to the sitting room.

BEDROOM 1: 14'10" x 9'3".

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: 10'0" x 10'0" with views over the front garden.



BEDROOM 3: 11'2" x 7'6" with views over the front garden.

BEDROOM 4: 10'6" x 5'0".

BATHROOM: 8'0" x 5'8" comprising panelled bath with thermostatic shower over, pedestal wash hand basin, frosted uPVC window and cupboard housing the Main combination boiler.



TO THE OUTSIDE

There is driveway parking for 2/3 cars leading to the: **DETACHED GARAGE:** 18'1" x 10'5" with up-and-over door, power & light and side pedestrian door & window.

The large front garden is majority lawned with a flagged pathway and established planting; the whole being bounded by timber fencing.

To the rear is a low maintenance patio having pedestrian access from Park Drive with a wheelie bin area and high level timber fencing.

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



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 Band C.

POST CODE: BD20 7JQ

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: £199,950

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.