



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION THROUGHOUT –  
A SPACIOUS END TOWN HOUSE WITH 3 WELL  
PROPORTIONED BEDROOMS, GENEROUS GARDENS  
AND A DETACHED GARAGE & DRIVEWAY**



**12 DIXON STREET  
SUTTON IN CRAVEN**

**Occupying a larger than average plot at the end of a row of town houses, this family home consequently includes generous gardens on 3 sides and the rare advantage of a detached Garage & off-road parking, also enjoying a pleasant outlook to the rear towards Ravenstone Woods.**

The light & airy accommodation comprises a Hallway, **2 Reception Rooms**, Kitchen with understairs pantry, **3 well proportioned Double Bedrooms** and a Shower Room; the whole now requiring full modernisation but giving prospective purchasers **the opportunity to make the required improvements to their own taste & specification.**

**PRICE: £189,950**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Sutton is a very popular community, **locally known for its beautifully maintained park and good choice of schools** also including South Craven Secondary in neighbouring Cross Hills.

**Recommended for closer inspection to appreciate the potential**, the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

Glazed uPVC door to:

**PORCH:** with tiled floor, windows on 2 sides and multi-paned inner door to:

**DINING ROOM:** 14'3" x 10'0" with electric fire, fitted cupboard & shelves and sliding doors to the hallway and to:



**SITTING ROOM:** 14'1" x 12'8" with electric fire, door to hallway and views over the rear garden.

**HALLWAY:** 15'4" x 6'0" with glazed uPVC door to the rear garden and open spindled staircase to the first floor with store under.



**KITCHEN:** 7'2" x 5'11" with basic range of units, stainless steel sink & drainer, washer plumbing, understairs pantry and Worcester combination boiler.

**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 FIRST FLOOR

**LANDING:** 7'7" x 6'1".

**BEDROOM 1:** 13'5" x 10'6" (into fitted wardrobes to sides of chimney breast) with views over the rear garden towards Ravenstone Woods.



**BEDROOM 2:** 9'3" x 12'10" (into fitted wardrobes to sides of chimney breast) with views towards Kildwick Moor.

**BEDROOM 3:** 10'2" x 9'10" (max L-shape) with similar views to bedroom 1.



**SHOWER ROOM:** 5'7" x 5'5" with corner shower enclosure, low suite w.c, pedestal wash basin, airing cupboard, part tiled walls and window with frosted glass.

## TO THE OUTSIDE

There is a generous lawned front garden with established borders enclosed by 2 gates & stone walls. There are also gates and a paved parking space in front of a **DETACHED GARAGE:** 18'2" x 8'5" with up-and-over door, power & light, window and side uPVC door.

The rear garden is lawned with flower borders and a greenhouse enclosed by stone walls; the whole enjoying a pleasant southerly aspect with views towards Ravenstone Woods.

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**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 B.

**POST CODE: BD20 7HS**

**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.

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**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)



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