



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A LARGER THAN AVERAGE STONE BUILT 2 BEDROOMED COTTAGE SITUATED IN A POPULAR RESIDENTIAL AREA



19 MAIN STREET SUTTON-IN-CRAVEN

Constructed in coursed Yorkshire stone with a grey slate roof, this terraced cottage is **larger than expected**, briefly including: a full width Sitting Room & spacious Dining Kitchen, a modern Shower Room and 2 Bedrooms (one being very generous with 2 windows & potential for the addition of a partition wall and subsequent 3rd bedroom). There is also a very useful overall boarded Attic with a Velux roof light.

The sought after village of Sutton provides useful everyday amenities **including a convenience store, 2 pubs and a beautifully maintained park** with a wider range of services available in neighbouring Cross Hills. The area is also renowned for providing **an excellent choice of schools including South Craven Secondary which continues to impress in Ofsted reports.**

PRICE: £175,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Well presented and offered with no forward chain, the accommodation comprises:

TO THE GROUND FLOOR

Part glazed panelled door to:

SITTING ROOM: 16'6" x 14'0" a very generous room with feature fireplace with coal effect gas stove, fitted cupboards to alcoves, beamed ceiling and sliding doors to:



DINING KITCHEN: 15'3" x 14'1" with range of wall and base units, worktops, stainless steel sink & drainer, washer & dishwasher plumbing, oven & 4 ring gas hob, feature stone fireplace with gas fire, Glow Worm boiler, ample space for a dining table, original fitted cupboards, understairs store and multi-paned door to:

HALL: with matted flooring, coat hooks, half glazed rear door and staircase to the first floor.

TO THE FIRST FLOOR

LANDING: with ladder access to **ATTIC:** 14'9" x 12'6" fully boarded with Velux window.

BEDROOM 1: 14'11" x 14'0" with fitted cupboards, beamed ceiling and 2 front windows.



BEDROOM 2: 14'2" x 8'0" with fitted cupboards and beamed ceiling.

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



SHOWER ROOM: 10'9" x 6'7" with Mermaid boarded shower enclosure, low suite w.c, pedestal wash basin, fitted cupboards over the stairs, extractor fan and window with frosted glass.



TO THE OUTSIDE

There is a flagged sitting out area on the south side to the rear and space to park a small car.



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 category A.

POST CODE: BD20 7HX

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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