



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GENEROUS END TERRACED COTTAGE WITH  
4 BEDROOMS AND SELF-CONTAINED ACCESS TO THE  
LOWER GROUND FLOOR SITUATED IN THE POPULAR  
VILLAGE OF SUTTON-IN-CRAVEN**



**17 MAIN STREET  
SUTTON-IN-CRAVEN**

Constructed in Yorkshire stone with a traditional grey slate roof, **this interesting end terraced family home offers more than at first meets the eye, with the benefit of a tanked lower ground floor 2<sup>nd</sup> Reception Room or 4<sup>th</sup> Bedroom with En-Suite, also having the rare advantage of versatile self-contained external access via the gable end.**

**The accommodation as a whole covers circa 1000 sq ft (plus a very useful boarded Attic with Velux window) including: a good sized Sitting Room & Breakfast Kitchen, 3 well proportioned first floor Bedrooms complemented by a large modern 4 piece Bathroom and the lower ground floor as aforementioned.**

**PRICE: £199,950**

**Tel: 01535 637333**

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

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



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.**

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

### **TO THE GROUND FLOOR**

Half glazed panelled door to:

**SITTING ROOM:** 16'1" x 13'10" with attractive fireplace with gas stove and enclosed staircase to the first floor with store under.



**BREAKFAST KITCHEN:** 13'7" x 11'3" with range of wall and base units, worktops, stainless steel sink & drainer, oven & 4 ring gas hob with tiled splash back & extractor hood over, breakfast bar, half glazed door to the rear garden and enclosed staircase to the lower ground floor.

### **TO THE LOWER GROUND FLOOR**

**BEDROOM 4:** 14'6" x 12'5" with fitted cupboards and half glazed self-contained external door to the gable end.

**SHOWER ROOM:** 8'3" x 3'0" with tiled shower enclosure, low suite w.c and pedestal wash basin.

### **TO THE FIRST FLOOR**

**LANDING:** with ladder access to **ATTIC:** 14'0" x 10'0" fully boarded with Velux window.

**BEDROOM 1:** with views towards Ravenstone Woods.

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:** 9'2" x 8'3" with far reaching views from gable end window.

**BEDROOM 3:** 8'8" x 6'4" with fitted wardrobe over the stairs.



**BATHROOM:** 9'8" x 5'10" with 4 piece suite comprising panelled bath, shower enclosure in mermaid boarded walls, low suite w.c, pedestal wash basin and window with frosted glass & display sill.

### **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

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



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