



**26 HAZEL GROVE ROAD
SUTTON IN CRAVEN**



**AN EXTENDED & WELL PRESENTED 4/5
BEDROOMED SEMI-DETACHED HOUSE IN A
POPULAR RESIDENTIAL LOCATION WITHIN
WALKING DISTANCE OF A RANGE OF
SCHOOLS & AMENITIES**

PRICE: £385,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





This extended & adaptable 4/5 Bedroomed family home stands in a sought after part of the popular village of Sutton-in-Craven, providing a choice of primary schools, a fabulous park, 2 pubs, a pharmacy and a convenience store.

The neighbouring village of Cross Hills provides a wide range of shops & and amenities including the highly regarded South Craven Secondary School. The area is well served by a regular bus service, good road links to the larger centers of Skipton, Keighley and East Lancashire and via train stations within a 5 minute drive.

The accommodation briefly comprises: a **cosy Sitting Room with solid fuel stove, Dining Room with opening to a Sun Room / Snug** and a fully equipped Kitchen with adjoining **Utility & Cloakroom**. To the first floor are **4 Bedrooms, an optional 5th Bedroom / Study** and a family Bathroom; externally including **low maintenance gardens and a large driveway providing valuable on-site parking.**

Highly recommended for early inspection to avoid disappointment, this superb semi-detached property in further detail comprises:

Part glazed composite door to:

HALLWAY: staircase to 1st floor and half glazed door to:

SITTING ROOM: 13'10" x 11'6" with solid fuel stove recessed to chimney breast with flagged hearth, Oak surround & mantel, coved ceiling, 2 wall light points and bay window with views to the hills.



DINING ROOM: 10'11" x 8'2" coved ceiling, oak effect laminate flooring and openings to both the Kitchen and Sun Room.



KITCHEN: 10'8" x 8'8" with matching flooring, range of wall and base units with laminate worktops over incorporating stainless steel sink unit & drainer, electric oven & grill, 4 ring gas hob with stainless steel extractor hood over, space and plumbing for dishwasher, useful store cupboard under the stairs.



UTILITY & CLOAKROOM: 10'5" x 9'7" comprising low suite w.c, wash hand basin, part panelled walls, Vinyl floor and extractor fan. Utility area with washer & dryer plumbing, stainless steel sink unit & drainer with base unit, Vaillant combination boiler, space for tall fridge and freezer and slate effect laminate floor.

SUN ROOM: 9'2" x 8'8" with windows on 3 sides, Oak effect laminate floor and half glazed composite door to the rear garden.

TO THE FIRST FLOOR

LANDING: with access to roof void.

BEDROOM 1: 11'7" x 9'6" with range of fitted wardrobes with sliding doors, useful store cupboard and windows with views to Ravenstone Woods & Sutton Clough.

BEDROOM 2: 10'10" x 10'8" with views over the garden to the rear.



BEDROOM 3: 10'6" x 9'6" with similar views to bedroom 1. **TO THE OUTSIDE**



There is a wide block paved driveway to the front providing parking for 3 cars and an access pathway to the rear garden.

GARAGE / STORE: 10'6" x 9'7" with power & light and double timber doors.

The rear garden enjoys a favourable westerly aspect comprising 2 flagged patios, a shaped lawn with planted borders & trees, a further gravelled seating area, external power point and a cold water tap & light. The whole is securely bounded by timber panelled fencing.



BEDROOM 4: 10'4" x 9'7" (max) with views over the rear garden.



SERVICES: Mains water, drainage, gas 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: Verbal enquiry reveals that this property has been placed in Council Tax Band D.

BEDROOM 5 / STUDY: 8'3" x 6'2" (max) .

BATHROOM: 7'4" x 6'1" comprising jacuzzi bath, low suite w.c, wash hand basin, part tiled walls, Vinyl floor, extractor fan and frosted uPVC window.



POST CODE: BD20 7QT

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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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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.

