



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GOOD SIZED 2 BEDROOMED STONE BUILT TERRACE  
WITH A CONVERTED ATTIC AND SECURE PARKING  
SITUATED IN A POPULAR VILLAGE LOCATION**



**42 MAIN STREET  
SUTTON-IN-CRAVEN**

**Constructed in coursed Yorkshire stone with corbelled eaves and a grey slate roof, this impressive terrace offers more than at first meets the eye including: a large Dining Kitchen & extended Utility with En-Suite above, 2 Double Bedrooms (with potential for a 3<sup>rd</sup>), a second Shower Room, a superb converted Attic and a large versatile Cellar.**

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: £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



**Having the rare advantage of private parking via secure gates to the rear, the property in detail comprises:**

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**SITTING ROOM:** 17'5" x 10'5" with solid fuel stove with flagged hearth & Oak mantel over, arched recess to both sides, 3 wall light points and timber panelled ceiling.



**INNER HALL:** with stairs to the first floor and multi-paned door to:

**DINING KITCHEN:** 14'5" x 14'0" (into chimney recess with range oven, extractor & tiled interior), with wall and base units with sold wood worktops, twin ceramic sink unit, original fitted cupboards, access to the cellar and half glazed door to the rear yard.



**UTILITY:** 7'1" x 6'0" with wall units, working surface, shelving, washer plumbing and side window.

**CELLAR HEAD:** with Ferroli combination boiler, coat hooks, fitted shelves, stone flagged floor, rear window and stone steps to:

**CELLAR:** 16'2" x 10'6" with full head height, central heating radiator and uPVC window.

**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**

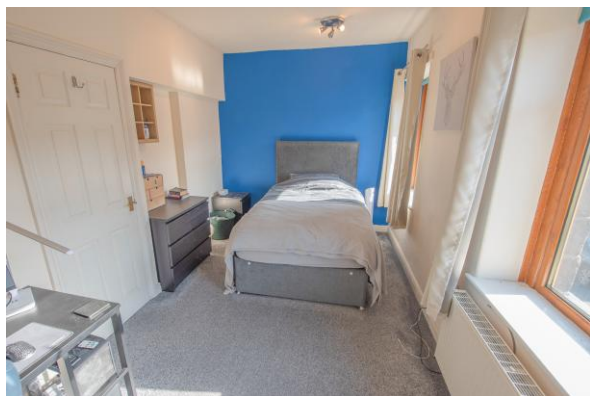
**LANDING:** 14'6" x 4'10" with arched window with coloured & leaded glass and open return staircase to the 2<sup>nd</sup> floor.

**BEDROOM 1:** 11'7" x 11'6" with views towards Silsden Moor.



**EN-SUITE:** 7'2" x 5'8" with panelled bath with shower over in tiled walls with glass screen, pedestal wash hand basin, low suite w.c, timber panelled ceiling, Vinyl flooring and large window with frosted glass.

**BEDROOM 2:** 16'9" x 9'2" with 2 windows to the front. **NB: this could easily be separated by a partition wall to provide an additional bedroom.**



**SHOWER ROOM:** 6'2" x 3'8" in fully tiled walls with large shower enclosure with sliding glass door, pedestal wash hand basin, low suite w.c, Vinyl flooring and extractor fan,

## **TO THE SECOND FLOOR**

Small **LANDING** with fitted cupboards.

**ATTIC ROOM:** 12'6" x 11'10" with exposed beams to vaulted ceiling, Velux window, laminate flooring, ceiling downlights and excellent storage space & fitted cupboards.

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### **TO THE OUTSIDE**

There is a timber shed and cold water tap to the rear enclosed by panelled fencing and timber gates, also providing a secure space to park a 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:** Verbal enquiry reveals that this property has been placed in Band B.

**POST CODE:** BD20 7HD

**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:** £189,950

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

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