



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED 2 BEDROOMED LINK-DETACHED BUNGALOW WITH GENEROUS GARDENS, PRIVATE PARKING AND A DETACHED GARAGE WITHIN A LEVEL WALK OF A RANGE OF SHOPS & SERVICES



9 THE HAWTHORNS SUTTON IN CRAVEN

Standing on a generous corner plot and consequently including larger than expected gardens and off-road parking, this traditionally laid out link-detached bungalow briefly includes: a Sitting Room with a generous dining area, fully fitted Kitchen, 2 well proportioned Bedrooms and a modern Shower Room.

Externally the bungalow has the benefit of **generous established wrap around gardens with driveway parking to the front of a detached Garage** (also having further provision to pull a caravan / motorhome through the gates to the front garden).

PRICE: £255,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The location could hardly be bettered, **enjoying lovely distant views whilst being within comfortable walking distance on the level to a beautifully maintained park, health centre, and a variety of eateries & other amenities in nearby Cross Hills.**

Offered with no forward chain, the bungalow further comprises:

Part glazed uPVC door to:

HALLWAY: with deep store cupboard and roof void access.

SITTING ROOM: 17'9" x 12'6" with coved ceiling, coal effect gas fire, large picture window and TV & telephone points.



KITCHEN: 9'10" x 8'8" with range of wall and base units with laminate worktops over incorporating 1½ bowl stainless steel sink unit & drainer, electric oven, integrated microwave, 4 ring gas hob with concealed extractor hood over, integrated fridge freezer, cupboard housing the Vokera combination boiler, integrated dishwasher, space & plumbing for washing machine and part glazed uPVC door to the garden.

BEDROOM 1: 12'7" x 10'8" with range of fitted wardrobes & drawers and window overlooking the rear garden.



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: 9'10" x 7'7" with fitted wardrobe and views overlooking the rear garden.

SHOWER ROOM: 8'3" x 5'3" comprising large walk-in shower enclosure with thermostatic unit, low suite w.c, bidet, wash hand basin with vanity cupboard, tiled walls Amtico flooring, extractor fan and frosted uPVC window.



TO THE OUTSIDE

DETACHED GARAGE: 18'7" x 9'4" with electric up-and-over door, power & light and side door & window. There is a single parking space on the drive in front of the garage.

There are lovely well established wrap around gardens on 3 sides comprising large lawns with planted borders, flagged pathways and a cold water tap. Double gates lend to the possibility for further parking for a motorhome.

To the rear there is an area of artificial lawn with a water feature, a timber shed and views towards Ravenstone Woods.



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.

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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Band C.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 8BP

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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