



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A DETACHED 2 BEDROOMED BUNGALOW WITH  
PLENTIFUL PARKING, A GARAGE AND GENEROUS  
GARDENS SITUATED IN A QUIET LOCATION ON THE EDGE  
OF THE POPULAR VILLAGE OF SUTTON-IN-CRAVEN**



**LITTLE CROFT  
WEST LANE  
SUTTON IN CRAVEN**

**Situated in a well-respected almost hidden location just off West Lane, this individual standalone 2 Bedroomed detached bungalow has the benefit of an adjoining Garage and a Conservatory extension, being ready-made for a variety of prospective purchasers and offered with no forward chain.**

**PRICE: £300,000**

**Tel: 01535 637333**

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

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



**Sutton-in-Craven is a much admired semi rural village** well known for being an ideal community to raise a family with everyday amenities available in nearby Cross Hills including **the outstanding South Craven Secondary School**; also being **well situated 10 minutes equidistant to the larger towns of Skipton & Keighley**, providing excellent network links to the larger business centres of Leeds & Bradford.

**Having driveway parking and gardens on 2 sides**, the bungalow is **recommended for closer inspection** and in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**PORCH:** 5'9" x 3'3" with tiled floor, wall light and part glazed uPVC door to:

**KITCHEN:** 14'10" x 8'7" with range of wall and base units with laminate worktops over incorporating 1½ bowl stainless steel sink unit & drainer, electric oven, 4 ring gas hob with stainless steel and glass extractor hood over, washer & dishwasher plumbing and space for tall fridge freezer.



**INNER HALL:** 12'0" x 11'0" (max L-shaped) with part glazed door to hallway, laminate floor, coved ceiling, roof void access, useful cupboard with coat hooks and a further useful airing cupboard with shelving.

**SITTING ROOM:** 19'11" x 13'10" with solid fuel stove inset to chimney breast with hearth and timber surround, 3 wall lights, TV point and door to:

**CONSERVATORY:** 12'9" x 8'9" with ceiling light and fan, TV point, patio doors and lovely views.

**BEDROOM 1:** 12'1" x 11'8" with fitted wardrobe, TV point and window with views to the hills.

**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:** 12'0" x 9'11" with range of fitted wardrobes, sink unit with cupboards below and windows to 2 sides.



**BATHROOM:** 8'8" x 7'1" comprising 'P' shaped bath with electric shower over & glass screen, low suite w.c, pedestal wash hand basin, tiled walls, laminate floor, ladder towel rail and frosted uPVC window.

### TO THE OUTSIDE

There is a driveway with parking for 4 cars and an adjoining **GARAGE** with up-and-over door.



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The rear garden includes raised decking, a timber shed, lawn, planted borders and a large patio area to the rear with superb views to the hills.



**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band E.

**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.

**POST CODE:** BD20 7AU

**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:** £300,000

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

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