



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXTENDED END TERRACED HOUSE WITH A LARGER
THAN AVERAGE REAR GARDEN INCLUDING PRIVATE
GATED PARKING SITUATED IN A POPULAR
VILLAGE COMMUNITY**



**5 VICTORIA STREET
SUTTON IN CRAVEN**

Constructed in Yorkshire stone with a traditional grey slate roof, this interesting 2 Bedroomed end terraced property **offers more than at first meets the eye, having an extended Kitchen and a large garden to the rear including private parking via secure timber gates.**

Sutton is a highly sought after village community, locally known for having **a beautifully maintained park and a good choice of schools** including South Craven Secondary in neighbouring Cross Hills.

PRICE: £175,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Requiring modernisation throughout but having considerable further potential and the option to extend, the property is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

HALLWAY: 10'4" x 3'4" with staircase to the first floor.

SITTING & DINING ROOM: 21'7" x 11'5" a lovely open plan through room with windows to the front & rear, gas fire with attractive surround, hearth & mantel and deep understairs cupboard.

KITCHEN: 16'3" x 8'4" (avg) with wall and base units, worktops, stainless steel sink unit & drainer, freestanding oven & hob, washer plumbing, Vinyl flooring, deep store with former coal chute and half glazed uPVC door to:

REAR PORCH: 6'4" x 5'2" with half glazed uPVC door to the rear garden.

TO THE FIRST FLOOR

LANDING: 13'5" x 5'6" with access to loft and deep cupboard over the stairs housing the Worcester combination boiler.

BEDROOM 1: 10'10" x 10'0" with recessed fitted wardrobe.

BEDROOM 2: 10'7" x 9'4" with view over the rear garden.

SHOWER / WETROOM: 9'4" x 5'0" with generous walk-in shower enclosure with fitted seat, low suite w.c, pedestal wash basin, ladder radiator, extractor fan and window with frosted glass.



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 OUTSIDE

The rear garden is a standout feature, being considerably larger than the neighbouring properties with upgraded timber gates providing access for secure off-road parking. The garden also contains various established plants and fruit trees including cherry & apple.

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 Council Tax Band B.

POST CODE: BD20 7HY

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.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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