



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXTENDED 3/4 BEDROOMED SEMI-DETACHED
DORMER BUNGALOW WITH 2 BEDROOMS &
A BATHROOM ON EACH FLOOR LEVEL SITUATED IN A
POPULAR LOCATION CLOSE TO LOCAL AMENITIES**



**10 MANSE WAY
SUTTON IN CRAVEN**

Constructed in the 1970's, this interesting dormer bungalow has been **extended more recently to provide versatile accommodation** briefly including: **2 Bedrooms and a House Bathroom to the first floor** with the ground floor comprising a good sized Kitchen & Sitting Room, Garden Room, Master Bedroom with a large En-Suite Wet Room and a Snug or optional 4th Bedroom.

The property occupies a generous plot which includes excellent driveway parking for several cars, a detached Garage and a sheltered easily maintained garden.

PRICE: £259,950

Tel: 01535 637333

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 neighbouring Cross Hills including **the outstanding South Craven Secondary School**; 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. Manse Way itself is also **within comfortable level walking distance of the park and the health centre.**

Offered with no forward chain and in detail comprises:

TO THE GROUND FLOOR

Half glazed side uPVC door to:

KITCHEN: 12'5" x 11'4" with range of units, worktops, 1½ bowl stainless steel sink unit & drainer, eye level oven & grill, 4 ring gas hob with extractor hood over, high quality flooring part tiled walls, integrated fridge & freezer and picture window with views towards Cowling Pinnacle.



UTILITY: 8'3" x 5'2" with worktops, ceramic sink with cupboard under, space for washer & dryer and high quality flooring.

SITTING ROOM 17'4" x 11'9" with 3 wall light points, feature fireplace with cast iron gas stove, fitted cupboard and picture window with views towards Cowling Pinnacle.



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 1: 11'7" x 10'3" with high quality flooring and sliding door to:

LARGE WET ROOM: 10'8" x 10'5" specifically designed for spacious wheelchair access with shower enclosure, low suite w.c, low level wash basin, tiled walls, wet room floor, extractor fan and window with frosted glass.



SNUG/ BEDROOM 4: 10'3" x 8'4" with Velux window and half glazed uPVC door and window to:

GARDEN ROOM: 11'2" x 8'0" with tile effect flooring, 2 wall light points, central heating radiator and glazed uPVC door to the rear garden.

INNER HALL: with staircase to the first floor.

TO THE FIRST FLOOR

LANDING: 6'10" x 6'7" with large **STORE:** 7'7" x 3'8" housing the Worcester combination boiler.



BEDROOM 2: 15'3" x 10'2" with 2 Velux windows and large **WALK-IN WARDROBE** 6'2" x 4'8".

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 3: 10'8" x 8'3" with deep fitted cupboards and lovely views towards Cowling Pinnacle.

BATHROOM: 10'6" x 4'8" comprising panelled bath with shower over, low suite w.c, pedestal wash hand basin, Vinyl flooring, extractor fan and window with frosted glass.



TO THE OUTSIDE

Driveways to the front and side provide parking for multiple car giving access to the **DETACHED GARAGE** 19'5" x 8'0" with power & light, up-and-over door and side door & windows.

The rear is flagged for ease of maintenance with raised established flower borders enclosed by hedgerows, stone walls and fencing, providing a good degree of shelter and security.



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 Band C.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



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

POST CODE: BD20 8BX

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: £259,950

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.