



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A RARE OPPORTUNITY TO ACQUIRE A SPACIOUS
1 BEDROOMED FIRST FLOOR APARTMENT WITH AN
ADVANTAGEOUS CORNER POSITION WITHIN A HIGHLY
REGARDED OVER 55's RETIREMENT DEVELOPMENT**



21 SUTTON COURT SUTTON IN CRAVEN

With a generous floor area circa 650 sq ft which is comparable to a typical 2 bedroomed bungalow, this first floor apartment was purpose built for the retirement market (specifically over 55's) and has an advantageous corner position briefly comprises: a large Sitting Room with a dual aspect, an open plan fitted Kitchen, a generous Double Bedroom and a spacious 4 piece Bathroom, having new carpets and re-decoration throughout. Externally the apartment has a designated parking space (no 15) & the use of beautiful landscaped gardens.

A reasonable service charge of approximately £258 per month covers the majority of the utility bills, buildings insurance, maintenance of the grounds, and use of the communal washing machines & dryers, providing a ready-made retirement property with very little responsibility for the owner.

PRICE: £179,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The complex is **located in a quiet position on the fringe of the village** with apartment 21 **enjoying southerly views towards Ravenstone Woods at the front and towards the cricket ground to the side.** A well-connected bus service runs from very close by with the nearby village of Cross Hills offering a range of everyday services.

Offered with no forward chain, the accommodation in detail comprises:

TO THE GROUND FLOOR

Use of the **RESIDENTS LOUNGE** and **HALLWAY** with lift access to **THE FIRST FLOOR** and self-contained door to:

HALL: 8'10" x 6'2" with telephone entry system and useful store cupboard housing the hot water cylinder.

OPEN PLAN KITCHEN & SITTING ROOM: **KITCHEN** 10'4" x 6'1" with range of wall and base units with laminate worktops over, 1½ bowl stainless steel sink unit & drainer, electric oven and top grill & oven, new electric hob with concealed extractor hood over, gable window with views towards the cricket field, new vinyl flooring, space for undercounter fridge and freezer and coved ceiling.



SITTING ROOM: 20'10" x 13'3" windows on 2 sides with lovely views, a southerly aspect to the front, TV & telephone points, coved ceiling, 2 wall light points and ceiling light.



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: 20'6" x 9'2" window with views towards Ravenstone Woods.

BATHROOM: 9'2" x 7'9" with 4 piece suite comprising panelled bath, shower enclosure with thermostatic shower & glass door, low suite w.c, pedestal wash hand basin, vinyl floor, part tiled walls, extractor fan and shaver socket.



TO THE OUTSIDE

Owners of the apartments enjoy the use of beautiful communal gardens, these being laid down to shaped lawns, well stocked flower beds and a pleasant flagged sitting out area to the rear adjacent to Sutton Beck.

Designated parking is allocated in space number 15 and there are also several visitor parking spaces.



SERVICE CHARGES: To enjoy comfort and peace of mind there is an all-inclusive monthly service charge of circa £258 (1st April 2025 – 31st March 2026). This covers heating, water & electricity charges, buildings insurance and ground rent, use of the resident's lounge, laundry facilities, gardening, window cleaning and security lighting, together with the maintenance of the lift and the communal areas.

There is also a ground floor En-Suite Guest Room facility for visiting friends and relations.

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

TENURE: The tenure of the property is leasehold with the remainder of a 125 year term.

POST CODE: BD20 7EF

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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