



2 HALL COURT SUTTON IN CRAVEN



**A LARGER THAN AVERAGE 6 BEDROOMED
DETACHED FAMILY HOME WITH EASILY
MANAGED GARDENS BACKING ONTO A BECK
SITUATED IN A QUIET VILLAGE LOCATION**

PRICE: £560,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Constructed almost 40 years ago but more recently the subject of further improvement including the addition of a dormer extension, this larger than average family home covers approximately 2000 sq ft over 3 floor levels briefly including: a Hallway & Cloakroom, generous Living Room, superb open plan Kitchen & Dining Room and a large Conservatory/Games Room, being complemented by a luxury House Bathroom, an En-suite and 6 well proportioned Bedrooms to the upper floors.

The well known local beauty spot of Sutton Clough is only a stone's throw away and provides lovely wooded walks, with amenities in the village itself including a convenience store, 2 pubs and a beautifully maintained park. A wider range of services are available in neighbouring Cross Hills, renowned for providing a good choice of schools including South Craven Secondary which continues to impress in Ofsted reports.

Externally there are sheltered easily maintained landscaped gardens to the rear backing onto Lumb Clough Beck and excellent driveway parking for several cars to the front as well as an integral Garage with an electric door.

With the rare advantage of being slightly 'off the beaten track' without being detached from the village, the property is well suited to busy family life but also to those who value a high degree of privacy, with the accommodation in detail comprising:

OPEN PORCH: 6'0" x 5'0" with flagged floor, bench, side windows and part glazed uPVC door to:

HALL: 8'11" x 8'0" with staircase to the first floor.

CLOAKROOM: with low suite w.c, bracket wash hand basin, part tiled walls and window with frosted glass.

SITTING ROOM: 24'5" x 12'3" with contemporary log effect gas fire in marble surround, 2 wall light points, picture window to the front garden and sliding glazed doors to the conservatory.



KITCHEN: 16'0" x 10'8" with high quality range of units in white gloss, marble worktops, integrated Neff appliances including 5 ring gas hob with glass splash back and extractor hood over, eye level oven, grill & microwave, recess for plumbed American style fridge/freezer, stainless steel sink unit, laminate flooring, ceiling downlights, vertical radiator, part glazed door to the rear lobby and open plan layout to:

DINING ROOM: 9'0" x 8'7" with matching flooring, marble worktop, tall vertical radiator and large fitted table with matching marble top.

LOBBY: 10'11" x 3'3" with glazed stable style uPVC door to the rear garden and access to:

CONSERVATORY / GAMES ROOM: 13'10" x 11'3" with ceiling fan and windows on 3 sides.



TO THE FIRST FLOOR

LANDING: 9'3" x 7'8" (max) with open return staircase to the second floor.

BEDROOM 1: 15'3" x 9'0" with view over the rear garden and beck.



EN-SUITE: 8'8" x 8'4" a modern 3 piece suite comprising large shower enclosure, low suite w.c, wide sink with drawers under, illuminated mirror, chrome ladder radiator, tiled walls & floor, downlights, extractor fan and window with frosted glass.



BEDROOM 2: 13'2" x 13'0" with range of high quality fitted furniture and views over the front garden.

BEDROOM 3: 12'0" x 11'0" with views over the rear garden and beck.

BEDROOM 4 / STUDY: 9'2" x 8'0" with fitted desk, matching office furniture, laminate flooring and views over the rear garden and beck.



BATHROOM: 10'6" x 8'0" comprising panelled bath with shower over & curved glass screen, low suite w.c, bracket wash hand basin, chrome ladder radiator, tiled walls, tile effect flooring, ceiling downlights, fitted tiled shelves and uPVC window with frosted glass.

TO THE SECOND FLOOR

LANDING/STUDY AREA: 6'9" x 5'8" with views over the beck to the rear.

BEDROOM 5: 15'6" x 12'8" with eaves storage, Velux to the front and dormer rear window with views over the beck.



BEDROOM 6: 12'8" x 9'0" with eaves storage, Velux to the front and dormer rear window with views over the beck.

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

INGEGRAL GARAGE: 15'2" x 8'11" with electric door, power & light, units and worktops, washer and dryer plumbing and new Worcester combination boiler.

TO THE OUTSIDE

There is a lawned foregarden and a very generous driveway provides excellent parking for several cars.

There is a useful shed to the side of the house and gated access to the rear.

The landscaped rear garden is predominantly flagged for ease of maintenance also including an idyllic decked sitting out area overlooking the beck.



SERVICES: Mains water, drainage, gas 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: Verbal enquiry reveals that this property has been placed in Council Tax Band F.

POST CODE: BD20 7NF

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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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

