



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A TRADITIONAL 3 BEDROOMED FAMILY HOME COVERING 3 FLOOR LEVELS WITH AN ADDITIONAL HOME OFFICE / HOBBY ROOM SITUATED IN A POPULAR VILLAGE LOCATION CLOSE TO SCHOOLS & THE LOCAL PARK



19 KING EDWARD STREET SUTTON IN CRAVEN

Handsomely constructed in coursed stone with a traditional blue slate roof, **this well presented family home offers far more than at first meets the eye**, with accommodation of **circa 1000 sq ft over 3 levels including:** a Sitting Room, Dining Kitchen with small keeping cellar off, 2 first floor Bedrooms & a modern Bathroom, with **a further Bedroom to the second floor & an additional Home Office / Hobby Room.** Externally the property benefits from **private parking and an enclosed yard** to the rear.

Sutton-in-Craven is a highly regarded semi-rural village, with everyday amenities available in nearby Cross Hills including **the outstanding South Craven Secondary School**; also being **situated 10 minutes equidistant to the larger towns of Skipton & Keighley**, providing excellent network links to the larger business centres of Leeds & Bradford.

PRICE: £205,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

ENTRANCE LOBBY: coat hooks, space for shoe rack and door to:

SITTING ROOM: 15'1" x 14'2" coal effect gas fire with surround and mantel and laminate flooring.



DINING KITCHEN: 12'1" x 11'7" range of wall and base units with laminate worktops over incorporating composite sink unit, Rangemaster electric cooker with 5 ring gas hob with extractor hood over, Ideal combination boiler, matching laminate flooring, washer plumbing, small keeping cellar with cellar head storage, enclosed staircase to 1st floor and half glazed door to the rear yard.



TO THE FIRST FLOOR

BEDROOM 1: 15'1" x 11'2" with useful store space under the stairs.

BEDROOM 2: 12'4" x 9'1"

BATHROOM: 6'0" x 5'4" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c, pedestal wash hand basin, extractor fan, laminate floor, boarded walls and ceiling and frosted uPVC window.

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 SECOND FLOOR

BEDROOM 3: 13'10" x 9'10" large dormer window with views to Ravenstone Woods.

HOME OFFICE / ATTIC STORE ROOM: 13'10" x 8'8" (max under the eaves) with Velux window and roof void access.



TO THE OUTSIDE

There is private street parking to the front of the property with the provision for an electric car charging point (connection already installed).

The rear yard catches the morning and early afternoon sunshine and has outside hot and cold water taps, an outside light and high level stone walls and timber fencing for privacy and security.

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

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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 7ET

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.

PRICE: £205,000

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



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