



13 THE COPPICE SUTTON IN CRAVEN



**AN EXTENDED WELL PRESENTED 3
BEDROOMED SEMI-DETACHED HOUSE WITH A
LARGE FAMILY FRIENDLY GARDEN
SITUATED ON A HIGHLY REGARDED
RESIDENTIAL CUL-DE-SAC**

PRICE: £375,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Situated in a sought after residential area with one of the larger gardens on the south side of The Coppice cul-de-sac, this traditional semi-detached family home provides traditional 3 Bedroomed accommodation with an extended Dining Kitchen & Garden Room, also having further potential to extend above the Garage which has been partly converted for use as a Utility and ground floor Cloakroom.

As aforementioned the large garden is a standout feature, being majority lawned with 2 areas of decking; the whole enjoying a favourable aspect on the south side and being ideal for a family with young children & pets.

Sutton-in-Craven is a very highly regarded village which provides a good choice of primary schools, South Craven High School, a beautifully maintained park and a range of other amenities in neighbouring Cross Hills.

Likely to be very popular, early viewing is highly recommended with the accommodation in detail comprising:

Covered entrance with part glazed composite door to:

HALLWAY: 13'2" x 5'8" with Oak flooring, ceiling downlights and open staircase to the first floor.



SITTING ROOM: 15'0" x 12'2" with pebble effect gas fire with contemporary surround & marble hearth, deep window sill display and folding doors to:

DINING ROOM: 12'6" x 9'0" with part glazed Oak doors to:



GARDEN ROOM: 10'5" x 6'9" with laminate flooring and sliding glazed uPVC doors to decking in the rear garden.

DINING KITCHEN: 14'2" x 12'5" with range of wall and base units, worktops, 1½ bowl stainless steel sink unit & drainer, Bosch oven & grill/microwave, 5 ring electric hob with extractor hood over, integrated Bosch dishwasher, space for tall fridge/freezer, tiled floor, part tiled walls, deep **PANTRY** with fitted shelves and generous **DINING AREA** with matching flooring and half glazed side uPVC door.



UTILITY: 11'5" x 7'10" (accessed from the outside) with wall and base units, worktops, stainless steel sink unit & drainer, plumbing for washer & dryer, part tiled walls, tile effect flooring, ceiling downlights and access to the garage/store.

CLOAKROOM: with matching flooring, low suite w.c and modern tiled walls with illuminated recessed display.

HALF GARAGE / STORE: 8'10" x 7'6" with power & light and up-and-over door.



TO THE FIRST FLOOR

LANDING: 9'11" x 7'2" with ceiling downlights, gable end window, deep fitted cupboard with shelves over the stairs and access to the loft via folding timber ladder.

BEDROOM 1: 14'6" x 11'4" (into full range of fitted wardrobes).

BEDROOM 2: 13'4" x 10'11" with fitted wardrobes & drawers and views over the rear garden towards Ravenstone Woods.



BEDROOM 3: 7'6" x 7'1" with similar far reaching views.

BATHROOM: 8'4" x 6'8" with 4 piece suite comprising panelled bath, large shower enclosure, low suite w.c, wash hand basin in vanity unit with mirror over & matching cupboards, ceiling downlights, large window with frosted glass, tiled walls and tiled floor (with underfloor heating).



TO THE OUTSIDE

A driveway to the front provides parking for multiple cars.

The extensive rear garden is a stand out feature including flagging, decking, a generous lawn, recently installed composite decking and a further piece of garden enclosed by a gate & panelled fencing including a timber shed.

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



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 D.

POST CODE: BD20 8BT

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

