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ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN IMPRESSIVE 3 STOREY SEMI-DETACHED FAMILY HOME
WITH 4 BEDROOMS AND A MODERN DINING KITCHEN
HAVING LARGER THAN AVERAGE LANDSCAPED GARDENS,
A GARAGE AND PRIVATE PARKING**



1 CORNMILL WALK SUTTON IN CRAVEN

Situated on the edge of a sought after cul-de-sac development with lovely open views, this much improved semi-detached family home provides spacious accommodation covering 3 floor levels including a ground floor w.c, modern Dining Kitchen and generous Sitting Room, complemented by 4 well proportioned Bedrooms and an upgraded Bathroom suite; the whole standing within large child & pet friendly landscaped gardens.

Sutton-in-Craven is an extremely popular Aire Valley village, locally known for its beautifully maintained park and having a good choice of schools including South Craven Secondary in neighbouring Cross Hills.

PRICE: £320,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Also including a **Garage a driveway parking**, the property is **recommended for closer inspection to appreciate the size of the plot** and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite entrance door to:

KITCHEN: 12'0" x 10'0" with range of wall and base units, cupboard housing the Ideal boiler, laminate worktops incorporating stainless steel sink unit & drainer, electric oven with 4 ring hob over and extractor hood, integrated slimline dishwasher, space for tall fridge freezer, washer plumbing, part tiled walls, new Oak effect flooring, ceiling downlights, deep pantry cupboard with fitted shelves and staircase to the first floor.



CLOAKROOM: with matching flooring, low suite w.c and wash basin in vanity unit.

SITTING ROOM: 16'3" x 12'11" with coved ceiling, TV point and glazed uPVC doors to the rear garden with access to the garage.



TO THE FIRST FLOOR

LANDING: 9'10" x 3'5" with return spindled staircase to the 2nd floor.

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: 13'0" x 10'5" (max) with views over the rear garden.



BEDROOM 2: 13'0" x 10'2" with views over the cricket ground.

BATHROOM: 6'4" x 6'2" comprising panelled bath with shower over & folding screen, low suite w.c, pedestal wash hand basin, part tiled walls and new flooring.



TO THE SECOND FLOOR

BEDROOM 3: 13'0" x 12'4" (max) with 2 Velux windows & gable end window with views over the cricket field & towards Ravenstone Woods, wall TV point, large cupboard/walk-in wardrobe and airing cupboard with new hot water cylinder.

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BEDROOM 4: 13'0" x 5'1" with eaves storage and Velux window with views towards Cowling Pinnacle.

TO THE OUTSIDE

Larger than expected recently landscaped gardens on 3 sides include a lawn, astroturf raised decking, being enclosed by panelled fencing and being safe & secure for a family with young children & pets.

There is also a single **GARAGE:** 17'0" x 8'6" with power & light with a parking space immediately to the front.



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

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 7EN

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.

AGENTS NOTE: The property is owned by a relation of a member of Wilman & Wilman staff.

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

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