



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A CHARMING 2 BEDROOMED COTTAGE BORDERING OPEN COUNTRYSIDE WITH ELEVATED LONG DISTANCE VIEWS ON THE EDGE OF THE POULAR VILLAGE OF SUTTON IN CRAVEN**



## **6 CRYER ROW SUTTON IN CRAVEN**

**Standing on a small run of similar stone-built weavers cottages and possibly dating back 200 years** this delightful character filled property provides **well presented 2 bedroomed accommodation** comprising to the ground floor; a Sitting Room with **stripped floors boards** and an **open grate fire** and a **full width Breakfast Kitchen** which enjoys views over open fields and countryside to the rear.

To the 1<sup>st</sup> floor a generous **Master Bedroom** has lovely **long distance views** to the front and is complemented by **Bedroom 2** which has **equally outstanding views** to the rear, with the Bathroom currently accessible through Bedroom 2. Externally is a **low maintenance cottage garden** to the front, and street parking to Ellers Road.

## **PRICE: £166,500 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Nestled on the fringes of the ever popular village of Sutton in Craven the property benefits from long distance views providing a peaceful and secluded retreat, with the cottage having no onward chain comprising:

### **TO THE GROUND FLOOR**

Part glazed and leaded timber entrance door to:

**SITTING ROOM:** 14'1" x 11'11" with stripped wood flooring, picture rail, coved ceiling and ceiling rose, open grate fire, internal staircase to the first floor.



**BREAKFAST KITCHEN:** 14'3" x 7'3" with hand-built kitchen units with tiled worksurface over incorporating circular sink unit, space for freestanding electric oven with gas point, washer plumbing, quarry tiled floor, window with views to the fields, beamed ceiling, Worcester boiler, cellar head and steps to a small keeping cellar.



### **TO THE FIRST FLOOR**

**LANDING:** with roof void access.

**BEDROOM 1:** 14'2" x 12'1" with beamed ceiling, feature stone fireplace with open grate fire, 2 windows to the front elevation with lovely long-distance views.

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 2:** 8'5" x 7'7" window with lovely views directly over the fields, useful cupboard over the stairs and access to:

**BATHROOM:** 10'5" x 5'6" comprising panelled bath with electric shower over with curtain and rail, low suite w.c, pedestal wash hand basin, useful airing cupboard housing the hot water cylinder, part panelled and part tiled walls and window with views over the fields.



## **TO THE OUTSIDE**

The front cottage garden comprises a flagged pathway and small flagged patio, a pebbled area with planted borders and views towards the countryside. Street parking is available to Ellers Road.

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

**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 7BN

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**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.

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**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)



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