



**26 THE HAWTHORNS
SUTTON IN CRAVEN**



**A TRADITIONAL 3 BEDROOMED SEMI-DETACHED
HOUSE WITH A LARGE GARAGE AND EXTENSIVE
LAWNED GARDENS IN A SOUGHT AFTER
RESIDENTIAL AREA CLOSE TO AN EXCELLENT
CHOICE OF SCHOOLS, SHOPS & AMENITIES**

PRICE: £320,000

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





Surely having one of the largest family gardens of this house style in the area, this traditional 3 Bedroomed semi-detached family home is located on **The Hawthorns cul-de-sac** where **properties rarely come up for sale**. Number 26 is offered to the open market for the first time since it was built and is now in need of general modernisation throughout, providing **an exciting opportunity for prospective purchasers to redesign it to their own taste & specification**.

The accommodation briefly comprises a **Sitting Room, Dining Room, adjoining Kitchen, 3 Bedrooms and a Bathroom**, externally including a **generous Garage (split into 2 sections), driveway parking and the superb standout feature of an enormous family garden**.

The Hawthorns is entirely on the level within short walking distance of the amenities in Sutton and neighbouring Cross Hills, including **South Craven Secondary School and a beautifully maintained park**.

Early viewing is highly recommended to avoid disappointment, with the property comprising in more detail:

Part glazed composite entrance door to:

HALLWAY: with staircase to the first floor and built-in store cupboard.

SITTING ROOM: 15'2" x 12'2" with gas fire to chimney breast, coved ceiling and doors to the dining room.



KITCHEN: 12'3" x 8'11" with range of wall and base units with laminate worktops over incorporating stainless steel sink unit & drainer, space for freestanding electric oven, small pantry cupboard under the stairs and glazed door to the garden.

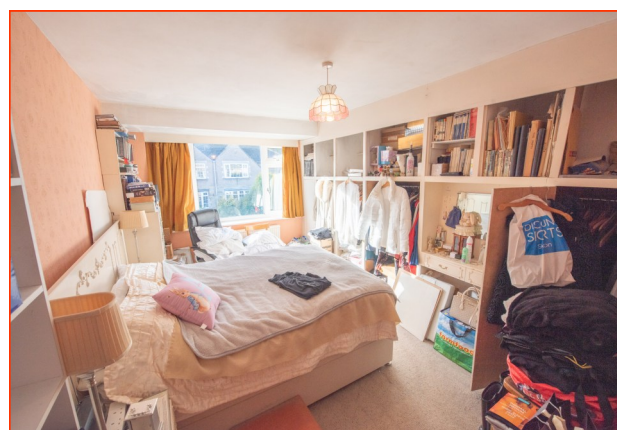


DINING ROOM: 12'4" x 8'10" with fabulous views over the garden.

TO THE FIRST FLOOR

LANDING: with roof void access and useful cupboard over the stairs housing the hot water cylinder.

BEDROOM 1: 15'5" x 11'2" with range of fitted wardrobes and storage cupboards.



BEDROOM 2: 12'4" x 10'11" with views over the garden.

BEDROOM 3: 7'3" x 7'2" with views over the garden and towards Farnhill Pinnacle.

BATHROOM: 6'8" x 5'4" comprising panelled bath with electric shower over and glass screen, wash hand basin, tiled walls and frosted uPVC window.

SEPARATE W.C: with low suite w.c and window.



A garden of this size offers scope to a purchaser to create family and entertaining spaces, growing room for home produce and possibly keeping chickens, also allowing for extension of the property subject to obtaining the necessary consents.

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 8BP

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

TO THE OUTSIDE

There is a flagged driveway to the front providing parking for 1 car (with further parking facilities to the garage), a shaped lawn with planted borders and a pedestrian access gate to the rear garden.



The rear garden is an outstanding feature for those looking for a true family garden, currently majority laid to lawn with a large vegetable plot and panelled fence boundaries.

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

