



**24 CROFTERS MILL  
SUTTON IN CRAVEN**



**A SIGNIFICANTLY EXTENDED 5 BEDROOMED  
END TOWN HOUSE COVERING 3 FLOOR LEVELS  
WITH A CONSERVATORY, SECURE REAR GARDEN,  
HOME OFFICE AND FAR REACHING VIEWS  
SITUATED ON A VERY POPULAR FAMILY  
ORIENTATED DEVELOPMENT**

**PRICE: £389,995**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333    [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)







**Constructed approximately 20 years ago but having in more recent years been the subject of considerable extension and further improvement**, this imposing family home offers considerably more than at first meets the eye and provides **versatile accommodation which briefly comprises:** a generous **Dining Kitchen, Sitting Room, Conservatory with upgraded solid roof, Utility and Cloakroom** to the ground floor, **3 first floor Double Bedrooms** and **House Bathroom**, with the **Master Bedroom, large En-suite, Dressing Room** and **Bedroom 5** on the second floor.

Served by gas fired central heating (from a new boiler) and uPVC double glazing, **the property stands entirely on the level on a popular residential cul-de-sac with views towards Sutton Clough**, being handily placed for easy access to a wide range of facilities and amenities in the village and nearby Cross Hills, **including an excellent variety of schools with particular reference to the highly acclaimed South Craven Secondary.**

Despite the significant extension **the outside space has not been compromised**, still having a **parking space beneath the house** and having a **good sized rear garden which is safe & secure and ideal for a family with young children and pets**, along with the addition of a **bespoke Garden Office having power, light and an internet connection.**

**Of a standard and size which is difficult to find in this location & price point**, the accommodation in more detail comprises:

#### TO THE GROUND FLOOR

New composite door to:

**SPACIOUS HALLWAY:** 12'4" x 4'6" with mat well, tiled floor with under floor heating, radiator, coved ceiling, ceiling downlights, telephone point, store cupboard with coat hooks and staircase to first floor.

**CLOAKROOM:** 6'0" x 2'8" with low suite w.c., hand wash basin in vanity unit with storage shelves and tiled splash, alarm control panel, ceiling downlights, laminate floor and extractor fan.

**UTILITY:** 7'5" x 5'1" with working surface with stainless steel sink unit and drainer with mixer tap, washer and dryer plumbing, space for freestanding fridge/freezer, wall cupboards, ceiling lights, extractor fan, tiled floor with under floor heating and new Baxi combination boiler (plus a back up 150 litre unvented hot water cylinder).

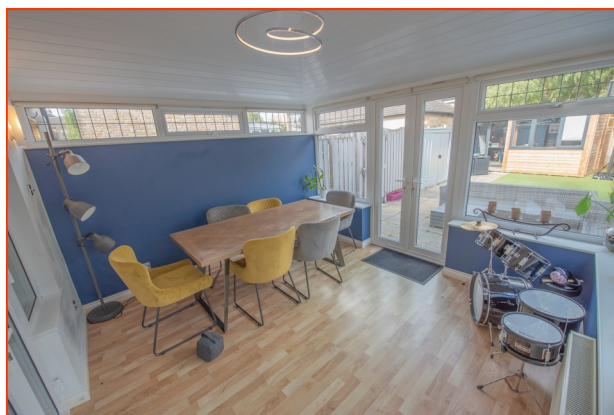


**DINING KITCHEN:** 16'1" x 9'0" with range of contemporary wall and base units with storage cupboard and wine store with contrasting working surfaces over, incorporating composite graphite sink unit and drainer with mixer tap, tiled splash, two Samsung electric ovens and four ring electric hob with matching tiled splash and stainless steel extractor hood over, integrated

AEG dishwasher, recess for American style fridge freezer with pull out larders to either side, tiled floor with under floor heating, ceiling downlights, dining area, obscured glazed uPVC window to the rear and extractor fan.

**SITTING ROOM:** 15'11" x 12'11" with laminate flooring, coved ceiling, two ceiling lights, Sky tv point, internet and phone point, storage cupboard under the stairs with shelving and matching flooring and double doors with side windows to:

**CONSERVATORY:** 11'3" x 11'0" with matching laminate flooring, new solid roof, two wall lights and ceiling light, fitted blinds, central heating radiator and double doors to garden



#### TO THE FIRST FLOOR

**LARGE LANDING:** 13'11" x 9'9" with ceiling light and downlights, large range of fitted storage cupboards and return staircase with handrail to second floor.

**BEDROOM 2:** 13'0" x 10'6" (rear) with laminate flooring, ceiling light, tv point and views over garden



**BEDROOM 3:** 12'11" x 10'2" (front) with laminate flooring, tv point, ceiling light and two windows.

**HOUSE BATHROOM:** 10'4" x 8'3" with tiled floor and four piece suite comprising large fully tiled walk in shower cubicle with glass door and ceiling downlight with Mira thermostatic shower, bath with tiled panel and surround and hand held shower attachment, low suite w.c., hand wash basin in vanity unit with large cupboard storage and display tops, chrome ladder radiator, extractor fan, shaver point and ceiling downlights.

**BEDROOM 4:** 16'10" x 8'4" (max) with ceiling downlights and wardrobe/dressing area.

#### TO THE SECOND FLOOR

**MASTER BEDROOM:** 12'10" x 12'5" (max) with laminate flooring, two large Velux windows, tv point, ceiling spotlights and access to roof void.

**DRESSING ROOM:** 10'8" x 8'3" with laminate flooring, eaves storage, Velux window, range of storage shelving, drawers & hanging rails, ceiling spotlights and access to boarded roof void.

**EN-SUITE:** 12'9" x 8'3" a very generous size with four piece suite comprising a large tiled shower cubicle with thermostatic unit, large bath with tiled surround and shower head attachment, low suite w.c., two sinks with vanity unit under, shaver point, extractor fan, chrome towel rail and ceiling spotlights.

**BEDROOM 5:** 12'11" x 9'8" (max) with laminate flooring ceiling spotlights, eaves storage and cupboard housing hot water cylinder.

#### TO THE OUTSIDE

There is a lawned garden to the front with a miniature hedgerow.

Secure parking is available in a car port area to the rear beneath the extension where there is also a useful cold water tap.

The rear garden is securely enclosed by panelled fencing providing a high degree of privacy and comprises artificial lawn, flagged patio and a new bespoke timber **GARDEN OFFICE** 13'5" x 9'9" (max) with power and light, internet double glazed sliding door & windows with view over garden.



**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 E.

**POST CODE:** BD20 7EW

**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.

**PRICE:** £389,995

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

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

