



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**OFFERED AT 50% OF FULL MARKET VALUE - A  
2 BEDROOMED SEMI-DETACHED HOUSE WITH DRIVEWAY  
PARKING AND A GARDEN BORDERING FIELDS IN A QUIET  
YET CONVENIENT PART OF THE VILLAGE**



## **16 WILLOW WAY SUTTON IN CRAVEN**

An opportunity to acquire an affordable 50% share of a 2 Bedroomed semi-detached property (with the further option to 'staircase' and purchase a higher percentage share), offered with no onward chain briefly comprising; a Kitchen, full width Sitting Room with glazed doors to the garden, 2 Double Bedrooms and a modern Bathroom.

With recent improvements including an upgraded boiler, windows & doors, the property is ready for immediate occupation and has the further benefit of driveway parking for 2/3 cars and a garden backing onto fields at the rear.

**PRICE: £95,000 (for a 50% share) - 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



**Sutton has a beautiful park, 2 pubs, 2 primary schools, a convenience store, a small pharmacy and lovely country walks. The neighbouring village of Cross Hills provides a range of independent shops, South Craven Secondary School and is also well connected on a bus route and via a train station in Steeton providing links to Skipton & Leeds.**

### **TO THE GROUND FLOOR**

Part glazed composite door to:

**HALLWAY:** with laminate floor and open staircase to the 1<sup>st</sup> floor with store under.

**KITCHEN:** 8'7" x 8'4" with range of wall and base units with laminate worktops over incorporating freestanding electric oven with concealed extractor hood over, stainless steel sink unit & drainer, matching laminate flooring, space for tall fridge freezer, Baxi combination boiler, washer plumbing and integrated slimline dishwasher.



**SITTING ROOM:** 15'5" x 14'11" (max L-shaped) with glazed doors to the garden and views over fields.



### **TO THE FIRST FLOOR**

**BEDROOM 1:** 11'4" x 9'7" (plus recess for wardrobe over the stairs) with fitted cupboard.

**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:** 14'6" x 8'2" with lovely views over fields.

**BATHROOM:** 9'3" x 6'4" comprising shaped shower bath with glass screen, low suite w.c, pedestal wash hand basin, vinyl floor, part tiled walls, extractor fan, frosted uPVC window and chrome ladder towel rail.



### **TO THE OUTSIDE**

To the front is a small lawn and driveway which provides parking for 2/3 cars.

The rear garden comprises a decked terrace off the sitting room, a lawn and uninterrupted views over fields.

**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 7PT

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**TENURE:** The property is leasehold. A charge of £63.82 per week is payable to Muir Housing Group for the 50% not owned by our vendor. Please contact our office for further information to see if you can comply with the shared ownership criteria.

**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.

**PRICE: £95,000 for a 50% share**

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



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