



**A CHARMING DECEPTIVELY SPACIOUS 1 BEDROOMED
BACK-TO-BACK COTTAGE WITH USEFUL CELLAR
STORAGE AND A CONVERTED ATTIC SITUATED IN THE
CENTRE OF THIS POPULAR VILLAGE**



**11 PARK LANE
SUTTON IN CRAVEN**

Sympathetically modernised throughout with a high standard of finish, this charming 1 Bedroomed back-to-back cottage offers more than at first meets the eye and is located close to the centre of the popular village of Sutton-in-Craven.

Constructed in Yorkshire stone with a traditional grey slate roof & attractive corbelled eaves, the property briefly comprises an open plan Kitchen & Living Room with a feature fireplace and original storage cupboards, a first floor Bedroom with built-in wardrobes and a generous Bathroom suite. There is also a very useful converted Attic (ideal as a home office) and a useful storage cellar.

PRICE: £147,500

Tel: 01535 637333

www.wilman-wilman.co.uk



Sutton is a thriving village community with a park, schools, pubs and other facilities, whilst Cross Hills, Skipton, Keighley and the other business centres of West Yorkshire & Lancashire are all within comfortable daily travelling distance.

The property is highly recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Multi-paned stable style composite door to:

OPEN PLAN KITCHEN & LIVING ROOM: 16'1" x 13'8" with range of wall and base units with carousel storage to the corner cupboards, oak block worktops incorporating ceramic sink unit, electric oven and 4 ring induction hob with extractor hood over, tiled floor, integrated fridge and slimline dishwasher.



LIVING ROOM: with feature fireplace with modern gas fire, original fitted storage cupboards to the alcove, wall TV point, enclosed staircase to the first floor and access to the cellar.



TO THE LOWER GROUND FLOOR

CELLAR: 15'6" x 4'11" (plus further cellar head storage) with stone shelves & flagged 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.



TO THE FIRST FLOOR

BEDROOM: 11'6" x 8'3" (plus range of deep sliding fronted wardrobes) with wall TV point and views towards Cowling Pinnacle.



BATHROOM: 8'4" x 7'11" comprising shaped shower bath with thermostatic unit & glass screen, low suite w.c, bracket wash hand basin, tiled floor, extractor fan, fitted cupboards with washer & dryer plumbing, part tiled walls, feature radiator and frosted window.

TO THE SECOND FLOOR

ATTIC ROOM: 17'0" x 6'10" (plus further space under the eaves) with Velux window - ideal for use as a home office.



TO THE OUTSIDE

Street parking is available and there is space to put a small table and chairs at the front to enjoy the afternoon sunshine.

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

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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 7JA

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

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