



**6 HALL WAY
SUTTON IN CRAVEN**



**AN EXTENDED AND BEAUTIFULLY PRESENTED
3 BEDROOMED SEMI DETACHED FAMILY
HOME WITH A PRIVATE GARDEN &
EXCELLENT PARKING SITUATED ON A
POPULAR CUL-DE-SAC**

PRICE: £285,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Standing on a good sized plot with a generous child & pet friendly garden, this impressive semi detached family home offers more than at first meets the eye, with well designed extensions to the side & rear now providing a 3rd Bedroom with a vaulted ceiling, a Utility & Cloakroom and a superb open plan Living Kitchen with bi-fold doors. The accommodation is complemented by a spacious Sitting Room with a solid fuel stove, a new high quality Bathroom and useful Attic space (approached via a ladder staircase).

Hall Way is pleasantly located towards the edge of the village of Sutton-in-Craven, well known for being an ideal community to raise a family, with everyday amenities available in nearby Cross Hills including the outstanding South Craven Secondary School; also being well situated 10 minutes equidistant to the larger towns of Skipton & Keighley, providing excellent network links to the larger business centres of Leeds & Bradford.

Externally the property provides excellent parking on a full width block paved driveway, a large rear garden and a secure former garage/workshop with independent electrics.

Within close proximity to popular walks up Sutton Clough, the property has a high specification throughout, requires minimal maintenance and is ready-made for a variety of prospective purchasers, with the accommodation in detail comprising:

Open porch with part glazed composite entrance door to:

HALLWAY: 9'5" x 3'6" with Karndean flooring (with under floor heating), Velux roof light and staircase to the first floor.

CLOAKROOM / UTILITY: 9'4" x 3'6" with matching flooring (under floor heating), low suite w.c, wash hand basin, part tiled walls, Velux roof light, understairs store and utility area with wall & base unit with worktop, washer plumbing and window with frosted glass.

SITTING ROOM: 16'4" x 12'0" (into bay window with seat/store) with Oak effect laminate flooring (under floor heating), fitted shelves and feature solid stove on raised hearth with Oak mantel and inset wall TV point over.



LIVING / DINING ROOM: 13'0" x 9'8" with matching flooring and bi-fold doors to the rear garden.



BREAKFAST KITCHEN: 13'5" x 10'0" with Karndean flooring (under floor heating), wall and base units in grey gloss with granite effect worktops over incorporating composite sink unit, integrated oven and microwave, 4 ring induction hob with extractor hood over, space for tall fridge freezer, integrated dishwasher, ceiling downlights, part tiled walls, under unit lighting, breakfast bar and open plan access to:

TO THE FIRST FLOOR

LANDING: 9'11" x 7'9" with cupboard over the stairs housing the Worcester combination boiler, folding ladder to roof void storage area and enclosed ladder staircase to the second floor.



BEDROOM 1: 13'1" x 9'8" with fitted Oak bedhead shelf with downlights, range of wardrobes, vaulted ceiling with Velux roof light, Karndean flooring (under floor heating) and views over the rear garden towards Silsden Moor.



BEDROOM 2: 10'2" x 11'1" (plus space beneath stairs to the second floor) with fitted wardrobes and views towards Sutton Clough.

BEDROOM 3: 10'5" x 6'0" (plus fitted wardrobe over the stairs) with ceiling downlights and similar views to bedroom 2.

BATHROOM: 8'3" x 6'10" with new 3 piece suite comprising panelled bath with dual head shower over, low suite w.c, wash hand basin with cupboards under & quartz sill, illuminated mirror fronted cabinet, ladder radiator, part tiled walls, high quality flooring, extractor fan and window with frosted glass.

TO THE SECOND FLOOR

ATTIC SPACE: 9'0" x 7'6" with fitted desk, useful eaves storage and Velux window with lovely views towards Sutton Clough.



TO THE OUTSIDE

There is a treble width block paved driveway to the front and a secure side gate giving access to the rear.

The rear is part flagged and lawned, also including a covered decked area and a Wendy House. The whole is enclosed by secure panelled fencing and has the depth to catch the sun for most of the day.

There is also a former garage/workshop: 16'7" x 9'4" with independent power & light.



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 C.

POST CODE: BD20 7NJ

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

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

