



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY PRESENTED END TOWN HOUSE WITH
3 BEDROOMS, A SUPERB DINING KITCHEN AND PRIVATE
PARKING SITUATED IN A QUIET PART OF THE POPULAR
VILLAGE OF SUTTON-IN-CRAVEN**



17 HAZEL GROVE SUTTON IN CRAVEN

Sutton-in-Craven is a highly regarded semi-rural village, with everyday amenities nearby including a beautifully maintained park and **highly regarded South Craven Secondary School**; also being **situated 10 minutes equidistant to the larger towns of Skipton & Keighley**, providing excellent network links to the larger business centres of Leeds & Bradford.

Hazel Grove is tucked away in a quiet part of the village and number 17 has been the subject of **significant improvement by the current owners** with particular reference to **a superb Dining Kitchen**, a generous Sitting Room with a solid fuel stove and a modern stylish Shower Room.

RENT: £1250 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



TO THE GROUND FLOOR

uPVC door to:

SITTING ROOM: 17'0" x 12'8" with solid fuel stove on stone hearth with tiled interior & oak lintel, herringbone style vinyl flooring and staircase to the first floor.



DINING KITCHEN: 17'0" x 10'7" with modern wall and base units with wooden worktops over, ceramic sink & drainer, range oven with 5 ring gas hob recessed to chimney with tiled interior & concealed extractor hood, tiled floor, cupboard housing the combination boiler, breakfast bar, uPVC door to the rear garden and deep store under the stairs. NB white goods including a fridge freezer, washer & dryer will remain in situ but will not be replaced if broken.



TO THE FIRST FLOOR

BEDROOM 1: 12'8" x 10'5" with fitted wardrobe and far reaching views.

BEDROOM 2: 10'6" x 10'2" with fitted wardrobes.

BEDROOM 3: 7'0" x 6'3" with far reaching views.

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



SHOWER ROOM: 6'5" x 6'3" an upgraded suite comprising large walk-in shower with fixed glass screen, low suite w.c, wash hand basin, chrome ladder radiator, tiled floor, extractor fan and window with frosted glass.



TO THE OUTSIDE

There is flagged foregarden enclosed by timber fencing. The rear is also flagged and securely enclosed by high level fencing and a timber gate including a pergola with space under for a hot tub. There is privately owned parking to the gable end.



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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 have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

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

POST CODE: BD20 7QR

VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

RENT: £1250 per month

DEPOSIT: £1435

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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