



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXTENDED & WELL MAINTAINED 2 BEDROOMED
BUNGALOW WITH A GARAGE AND A LARGER THAN
AVERAGE GARDEN ENJOYING A LOVELY OUTLOOK OVER
OPEN FIELDS & COUNTRYSIDE**



**34 PARK DRIVE
SUTTON-IN-CRAVEN**

Standing on a quiet cul-de-sac of similar dwellings close to the centre of this ever popular village, this semi-detached bungalow has been **extended** and subsequently has a **larger than average master bedroom and a generous Dining Kitchen**, the whole being well maintained and ideal for retirement purposes.

The bungalow is very conveniently located close to the park, shops & other amenities and has the benefit of **Garage & driveway to the front; also having a lovely rear garden backing onto fields with views towards Ravenstone Woods.**

PRICE: £220,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Recommended for closer inspection to appreciate the favourable position on the cul-de-sac, the accommodation in more detail comprises:

TO THE GROUND FLOOR

Side half glazed uPVC door to:

HALLWAY: with access via folding timber ladder to part boarded attic with power & light and Ideal combination boiler. There is also a very useful **PANTRY:** 5'9" x 3'0" with fitted shelves.



SITTING ROOM: 18'2" x 9'11" with coal effect gas fire and picture window to the front.

DINING KITCHEN: 13'1" x 8'0" with wall and base units, worktops incorporating stainless steel sink unit, oven/grill & 4 ring gas hob with extractor hood over, undercounter space for washer, fridge and freezer, space for a dining table and picture window & half glazed uPVC door to the rear garden.



BEDROOM 1: 12'5" x 9'11" with fitted wardrobes and views over the rear garden & fields beyond.

BEDROOM 2: 9'2" x 8'1" with fitted wardrobes and open outlook to the front.

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: 7'11" x 4'11" comprising shower enclosure, combined low suite w.c & wash hand basin with display sill and cupboards under, mirror fronted cabinet, towel radiator, part tiled walls and window with frosted glass.



TO THE OUTSIDE

To the front there is a small lawn with flower borders and a driveway providing parking and giving access to a **DETACHED GARAGE:** 16'2" x 9'0" with power & light, side uPVC door & window and up-and-over door.



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



The rear garden is a standout feature, being predominantly lawned with flagging and flower borders enclosed by drystone walls with a lovely outlook over fields & countryside. There is also a timber shed with power & light and a secure dog/animal shelter.

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 7JQ

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

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.

PRICE: £220,000

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.