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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED
SEMI-DETACHED HOUSE WITH 3 DOUBLE BEDROOMS,
PRIVATE PARKING AND FAR REACHING VIEWS**



**69 WEST LANE
SUTTON IN CRAVEN**

Occupying a slightly elevated position towards the edge of the village with lovely long distance views, this property has been the subject of comprehensive improvement with **notable recent upgrades including oak parquet flooring, new carpets, landscaped gardens and a new stylish kitchen.** The house has been extended to include **3 Double Rooms and a 4 piece Bathroom;** the whole being presented to a **high 'turn key' standard** and being ready for immediate occupation.

The communities of Sutton & Cross Hills are well known for providing a range of **highly regarded schools including South Craven Secondary which continues to excel in Ofsted reports,** also having a beautiful park, a Co-Op, many independent retail shops and **popular semi-rural walks virtually on the doorstep.**

PRICE: £269,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Also having a **private garden to the rear and secure driveway parking to the front**, the property is likely to be **suited to a wide variety of purchasers** and in detail comprises:

TO THE GROUND FLOOR

Half glazed uPVC entrance door to:

HALLWAY: 12'2" x 8'3" (max L-shaped) with Oak parquet flooring, ceiling downlights, gable end window and staircase to the first floor.

UTILITY & W.C: 7'0" x 4'11" with low suite w.c, pedestal wash hand basin, cupboard housing the combination boiler, washer plumbing & space for dryer with worktop over, tiled floor, wall units and uPVC window with frosted glass.



SITTING ROOM: 16'4" x 12'3" (into square bay window) with window seat with store place under, fireplace with modern surround, fitted cupboards on both sides, picture rail and ceiling downlights.



DINING KITCHEN: 13'5" x 10'1" with upgraded wall and base units with high quality worktops over, composite sink & drainer, oven and 4 ring electric hob with extractor hood over, integrated fridge & freezer, integrated dishwasher, ceiling downlights, Sonos speakers, **DINING AREA** with fitted bench seat (with storage under), half glazed uPVC door to the rear, Oak parquet flooring and pantry with fitted shelves & original stone bank.

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

LANDING: 6'0" x 10'7" with ceiling downlights, access to roof void and rear window with lovely views.

BEDROOM 1: 13'7" x 10'2" with fitted wardrobes with sliding doors, fitted shelves, picture rail and ceiling downlights.



BEDROOM 2: 11'5" x 9'9" with ceiling downlights and 2 windows to the front.

BEDROOM 3: 10'8" x 6'10" with ceiling downlights, fitted shelves and lovely views towards Sutton Clough and down the Aire Valley.



BATHROOM: 10'4" x 4'11" with 4 piece suite in white comprising roll edged free standing bath with shower head attachment, tiled shower enclosure with dual attachments, low suite w.c, pedestal wash hand basin, contemporary chrome radiator, ceiling downlights, window with frosted glass, tiled floor, extractor fan and Sonos speakers.

TO THE OUTSIDE

There is driveway parking to the front and a well maintained lawn.

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To the rear there is a recently laid flagged patio, a side gate and steps down to a lawn. There is also a cold water tap and a store beneath the house: the whole enjoying lovely views towards Sutton Clough.



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.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 7NP

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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