



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A COMPREHENSIVELY RESTORED BUNGALOW  
WITH PRIVATE PARKING TUCKED AWAY IN A QUIET  
LOCATION BUT ALSO CLOSE TO AMENITIES IN THE  
VILLAGE CENTRE**



**9A PARK DRIVE  
SUTTON-IN-CRAVEN**

**PORCH:** 7'1" x 3'5" with high quality flooring and glazed inner door to:

**BREAKFAST KITCHEN:** 12'0" x 11'7" with matching flooring, new wall and base units with oak effect worktops over, stainless steel sink & drainer, oven & 4 ring electric hob with stainless steel splashback & extractor hood over, space for washer, breakfast bar and open plan layout to the sitting room.

**RENT: £950 per month**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



**SITTING ROOM:** 13'0" x 10'0" with sliding glazed doors to the rear and opening to:

**DINING ROOM / BEDROOM 2:** 9'9" x 8'10".



**BEDROOM 1:** 10'6" x 9'2".

**SHOWER ROOM:** 6'2" x 5'7" with new suite comprising large walk-in shower enclosure, low suite w.c, wash hand basin, chrome ladder radiator and high quality flooring.



**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 OUTSIDE**

There is a parking space immediately to the front. There is a small garden to the front/side and a flagged & gravelled yard to the rear enclosed by panelled fencing.



**SERVICES:** Mains water, drainage, electricity are connected to the property.

**POST CODE: BD20 7JQ**

**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.

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**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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