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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GENEROUS 3 BEDROOMED PERIOD END TERRACE WITH
A LARGE CELLAR, A GARAGE AND A LOVELY GARDEN
SITUATED IN A QUIET PART OF THIS POPULAR VILLAGE**



11 ASH GROVE SUTTON IN CRAVEN

Pleasantly tucked away with views towards Sutton Clough and within short walking distance of a beautifully maintained park and South Craven secondary School, this period end terraced house has been the subject of considerable improvement to provide a stylish ready-made family home extending to over 1300 sq ft.

The generous accommodation comprises a welcoming Hallway, spacious Sitting Room with lovely views, superb full width Dining Kitchen and a useful cellar Hobby Room & Utility, complemented by 3 traditional first floor Bedrooms and a House Bathroom, also boasting a lawned garden to the rear and a detached Garage.

PRICE: £309,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Presented to a high standard throughout and thoroughly recommended for closer inspection, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: with spindled staircase to the 1st floor, decorative archway and coved ceiling & door to the lower ground floor.

DINING KITCHEN: 17'6" x 13'10" with range of wall and base units with quartz worktops over incorporating recessed ceramic sink unit, Rangemaster electric oven recessed to chimney breast with extractor fan, integrated dishwasher, space for tall fridge freezer, Amtico flooring, windows to 2 sides, space for **DINING TABLE** and part glazed stable style door to the rear.



SITTING ROOM: 14'6" x 12'7" with coved ceiling & rose, deep bay window with views towards Ravenstone Woods, gable end window and coal effect gas fire.

CLOAKROOM: 8'4" x 3'4" comprising low suite w.c, bracket wash hand basin, part tiled walls, vinyl floor, frosted uPVC window and extractor fan.



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 LOWER GROUND FLOOR

HOBBY ROOM: 13'3" x 12'1" (ideal as a hobby / work from home room or superb storage space) with central heating radiator & window.

UTILITY AREA: 6'11" x 6'2".



TO THE FIRST FLOOR

Generous **LANDING** with coved ceiling.

BEDROOM 1: 13'4" x 12'8" (inclusive of range of deep fitted wardrobes) with coved ceiling.

BEDROOM 2: 13'3" x 10'11" with coved ceiling and lovely views towards Sutton Clough & Ravenstone Woods.



BEDROOM 3: 9'9" x 8'10" with coved ceiling, bulkhead store cupboard and similar views.

BATHROOM: 8'5" x 7'9" comprising panelled bath with electric shower over & glass screen, low suite w.c, pedestal wash hand basin, cupboard housing the Ideal combination boiler, laminate floor, frosted uPVC window and roof void access.

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TO THE OUTSIDE

There is a small raised foregarden with open views. There is also a **DETACHED GARAGE:** 17'5" x 8'3" with up-and-over door and rear pedestrian door. The rear garden is majority lawned with a flagged patio & cold water tap bounded by low stone walls. Gated access is provided to the rear of the neighbouring terraces.



COUNCIL TAX BAND: Band C.

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 7QJ

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.

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

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