



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED STONE BUILT COTTAGE WITH 2
GENEROUS BEDROOMS AND AN UPGARDED KITCHEN
SITUATED IN A POPULAR RESIDENTIAL AREA**



11 ALBERT STREET SUTTON-IN-CRAVEN

Constructed in coursed Yorkshire stone with a grey slate roof, **this ready-made terraced cottage is a little larger than expected**, briefly including: a **Hallway with access to a useful Cellar**, a cosy Sitting Room and an **open plan Dining Room leading to a recently upgraded Kitchen**, being complemented by **2 Double Bedrooms** and a modern Bathroom to the first floor. There is a **small sitting out area to the rear with a pleasant outlook**.

The sought after village of Sutton provides useful everyday amenities **including a convenience store, 2 pubs and a beautifully maintained park** with a wider range of services available in neighbouring Cross Hills. The area is also renowned for providing an **excellent choice of schools including South Craven Secondary which continues to impress in Ofsted reports**.

PRICE: £160,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Well presented and offered with no forward chain, the accommodation comprises:

TO THE GROUND FLOOR

Part glazed panelled door to:

HALLWAY: with matted flooring to doorway, staircase to the first floor and access to the cellar.

SITTING ROOM: 14'0" x 9'11" with pebble effect gas fire in contemporary surround and fitted cupboards.



DINING ROOM: 9'9" x 5'8" with cupboard housing the combination boiler and opening to:

KITCHEN: 9'11" x 9'8" with range of upgraded wall and base units, oak effect worktops, stainless steel sink & drainer, oven & 4 ring gas hob with concealed extractor hood over, washer & dishwasher, part tiled walls, tiled floor, space for tall fridge freezer and half glazed composite door to the rear.



TO THE FIRST FLOOR

LANDING: with access to roof void.

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



BEDROOM 1: 13'10" x 15'3" (max) a very generous double room with a pleasant outlook to the front.



BEDROOM 2: 9'8" x 9'8" a smaller double room with far reaching views.



BATHROOM: 6'11" x 5'8" comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash basin, part tiled walls, tile effect flooring and Velux window.

TO THE OUTSIDE

There is a small flagged yard to the rear with space to sit out and store bins.



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



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.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in category A.

POST CODE: BD20 7HU

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: £160,000

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.