



**9 BRIDGE ROAD
SUTTON IN CRAVEN**



A SUBSTANTIAL 4 BEDROOMED PERIOD FAMILY HOME OVER 4 LEVELS INCLUDING 2 LARGE VERSATILE ROOMS & A SHOWER ROOM TO THE LOWER GROUND FLOOR ALSO HAVING DRIVEWAY PARKING AND BEING CLOSE TO AMENITIES AND AN EXCELLENT CHOICE OF SCHOOLS

PRICE: £395,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Handsomely constructed in coursed Yorkshire stone with attractive corbelled eaves covered with a traditional blue slate roof, this beautiful family home stands entirely on the level in a well respected residential area where houses of this size & quality rarely come onto the open market; being handily placed for easy access to the park, schools, shops and a variety of other local amenities in the popular villages of Sutton & Cross Hills.

Dating back to just before the turn of the twentieth century, the property enjoys the advantage of off street parking and an enclosed yard, being beautifully maintained and containing many period features including coved ceilings & cast iron fireplaces, whilst providing generously proportioned accommodation covering circa 1900 square feet over 4 levels including 2 Reception Rooms, 4 Bedrooms and 2 Bathrooms.

The lower ground floor provides a particularly versatile space including a contemporary Shower Room and 2 large further rooms (currently being used as a Playroom and a Gym/Home Office).

Possibly forming one of the largest houses of its type in the village, it must be seen to be fully appreciated with the accommodation in detail comprising:

Door with decorative glazed panel above to:

ENTRANCE HALL: 17'6" x 6'6" with mosaic tiled floor, coved ceiling, decorative plaster archway, open spindled staircase to the first floor and enclosed stairs to the lower ground floor.

SITTING ROOM: 13'1" x 13'1" with coved ceiling, picture rail, ceiling rose, feature fireplace with coal effect gas fire, large bay window and laminate flooring.

DINING ROOM: 13'11" x 12'11" with solid fuel stove inset to chimney breast with red brick interior & large stone lintel over, coved ceiling, picture rail, ceiling rose, laminate floor, door to rear porch and opening to:



KITCHEN: 9'11" x 6'10" with range of wall and base units with quartz working surfaces over incorporating double Neff ovens, 4 ring gas hob with extractor hood over, inset stainless steel sink unit & drainer, integrated dishwasher, integrated fridge freezer and tiled floor.

TO THE LOWER GROUND FLOOR

HALLWAY: 16'6" x 6'0" with tiled floor double glazed window and useful storage area under the stairs.

GYM / HOME OFFICE: 12'5" x 12'3" with double glazed frosted window and tiled floor.

PLAY ROOM: 12'9" x 11'11" with tiled floor.



SHOWER ROOM: 8'11" x 6'1" comprising corner shower enclosure, low suite w.c, bracket wash hand basin, tiled walls & floor, boarded ceiling, extractor fan and Vaillant combination boiler.

TO THE FIRST FLOOR

LANDING: with enclosed staircase to the second floor.

BEDROOM 2: 13'1" x 11'6" with picture rail, original cupboards / wardrobes to the side of the chimney breast, feature fireplace, laminate flooring and open views to the front.

BEDROOM 3: 12'8" x 10'8" with useful storage cupboard/ wardrobe under the stairs, feature decorative fireplace, picture rail, laminate flooring and views towards Ravenstone Woods.



BEDROOM 4: 6'11" x 6'5" (currently used as a dressing room) with picture rail, laminate flooring and open views.

BATHROOM: 9'10" x 6'9" comprising shaped bath, corner shower enclosure with dual heads, low suite w.c, wash hand basin with drawers below, illuminated wall mirror, tiled walls, laminate floor, boarded ceiling, extractor fan, frosted uPVC window and ladder towel rail.



TO THE SECOND FLOOR

BEDROOM 1: 18'9" x 14'9" (with potential for an en-suite) (plus further space under the eaves) with exposed beams, 2 Velux windows, built-in wardrobe and eaves storage.

TO THE OUTSIDE

There is driveway parking to the front for 3 cars (including an electric car charging point) and a flagged terraced patio; the whole being enclosed by low stone walls and gates to the drive.

To the rear is an enclosed private flagged yard with high stone walls and an access gate to the rear lane with a further parking space. There is also a useful cold water tap.

STONE BUILT LAUNDRY ROOM: 6'8" x 5'9" with washer & dryer plumbing, work surface, stainless steel sink unit & drainer, low suite w.c, flagged floor, side window and Velux window.



SERVICES: Mains water, drainage, gas 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: Verbal enquiry reveals that this property has been placed in Council Tax Band C.

POST CODE: BD20 7ES

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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

PRICE: £395,000

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.

