



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A 2/3 BEDROOMED FIRST FLOOR APARTMENT WITH A
NEW DINING KITCHEN CONVENIENTLY SITUATED CLOSE
TO AMENITIES ON SUTTON MAIN STREET**



**1 PARK LANE
SUTTON-IN-CRAVEN**

Self-contained door to **HALLWAY** with steps to:

THE FIRST FLOOR

LANDING: with store cupboard and return staircase to the second floor.

SITTING ROOM: 15'0" x 12'1" with coal effect gas fire and windows on 2 sides.

PRICE: £650 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

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



DINING KITCHEN: 14'10" x 11'5" with new high quality kitchen units, worktops & appliances, generous dining area and new wood effect flooring.



BEDROOM 1: 11'1" x 9'1" plus fitted wardrobes with sliding mirror fronted doors.



BEDROOM 2: 12'10" x 7'5".

BATHROOM: with 3 piece suite in white including shower over the bath.

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



THE SECOND FLOOR

BEDROOM 3: 10'5" x 6'8" (plus store cupboards on both sides) with Velux window with elevated views towards Ravenstone Woods.

TO THE OUTSIDE

There is no garden. Street parking is available to the front.



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

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

POST CODE: BD20 7JA

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.

RENT: £650 per month

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

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