



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PROPORTIONED 3 BEDROOMED TOWN HOUSE  
WITH A MODERN KITCHEN & SHOWER ROOM, PRIVATE  
PARKING AND GARDENS TO THE FRONT & REAR  
SITUATED IN A POPULAR PART OF THE VILLAGE**



**9 EARLS VIEW  
SUTTON IN CRAVEN**

**Pleasantly tucked away in the popular village of Sutton-in-Craven, this well proportioned 3 Bedroomed town house has the benefit of private parking and gardens to the front & rear, with recent improvements including a new boiler, a new Shower Room and cosmetic upgrades throughout. The accommodation further comprises a spacious Sitting Room and full width Dining Kitchen with access to the rear garden.**

The property is situated within **close proximity to a wide range of local amenities** including pubs, cafes, restaurants & supermarkets, there also being **a choice of excellent schools including the highly regarded South Craven Secondary.**

**PRICE: £215,000**

**Tel: 01535 637333**

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

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



Of likely appeal to a variety of prospective purchasers, the accommodation comprises:

### **TO THE GROUND FLOOR**

uPVC door to:

**HALLWAY:** with staircase to the first floor.

**SITTING ROOM:** 13'7" x 13'3" with coved ceiling, large window with views over the front garden and glazed doors to:



**DINING KITCHEN:** 16'7" x 11'4" with range of wall and base units with laminate worktops over, ceramic sink & drainer, electric oven, 5 ring gas hob with extractor hood over, washer plumbing, integrated fridge freezer, Worcester combination boiler, deep pantry area under the stairs, vinyl tiled floor and **DINING AREA** with door to the rear garden.



### **TO THE FIRST FLOOR**

**LANDING:** deep storage cupboard and roof void access.

**BEDROOM 1:** 12'4" x 9'9" with coving, fitted wardrobes, laminate floor and hilltop views.

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 2:** 10'8" x 6'10" with coved ceiling, laminate floor and elevated long distance views.

**BEDROOM 3:** 9'1" x 6'6" (max) with laminate floor and store cupboard over the stairs.



**SHOWER ROOM:** 9'3" x 5'4" with large walk-in shower enclosure with thermostatic unit & glass screen, low suite w.c with concealed cistern, wash hand basin with storage below, tiled walls, boarded ceiling, extractor fan, vinyl floor, chrome ladder radiator and 2 windows with frosted glass.



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## **TO THE OUTSIDE**

The front garden comprises a raised area of established planting and a lower pebbled seating area with a sheltered canopy to the front door, ideal to enjoy the southerly aspect.

The larger rear garden is low maintenance by design, incorporating a flagged patio with planted borders, small store shed and timber & walled boundaries with an elevated view towards Farnhill moor. Private parking is available to the rear.



**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band B.

**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 7PR**

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

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**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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