



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SIGNIFICANTLY IMPROVED 2 BEDROOMED  
TERRACED COTTAGE SITUATED IN A POPULAR VILLAGE  
CLOSE TO A CHOICE OF SCHOOLS AND A  
BEAUTIFULLY MAINTAINED PARK**



**66 MAIN STREET  
SUTTON-IN-CRAVEN**

Constructed in coursed Yorkshire stone with a grey slate roof & corbelled eaves, **this terraced cottage has been the subject of considerable improvement by the current owner**, now comprising: a generous Sitting Room with a solid fuel stove, a stylish new Breakfast Kitchen, a new Bathroom and 2 Bedrooms (one being very generous with 2 windows & **potential for the addition of a partition wall and subsequent 3<sup>rd</sup> bedroom**). There is also a **useful Cellar** with full head height offering further potential.

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: £197,500**

**Tel: 01535 637333**

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

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



Very well presented throughout, the accommodation in more detail comprises:

### **TO THE GROUND FLOOR**

Part glazed panelled door with original half-moon stained glass window over to:

**VESTIBULE:** with mosaic tiled floor and inner door to:

**SITTING ROOM:** 14'11" x 13'11" a generous light & airy room with solid fuel stove, fitted shelves and TV display area, laminate flooring, picture rail and wall light point.



**BREAKFAST KITCHEN:** 11'6" x 9'11" with range of new wall and base units, high quality worktops, ceramic sink, oven & 4 ring gas hob, integrated fridge & freezer, integrated dishwasher, breakfast bar, laminate flooring, stable style panelled door to the rear, enclosed staircase to the first floor and stone steps down to a useful **CELLAR:** 10'10" x 9'1" with 2 windows, mains radiator and combination boiler.



### **TO THE FIRST FLOOR**

**LANDING:** with steps up to the bathroom and access to roof void.

**BEDROOM 1:** 14'10" x 13'11" with fitted cupboards NB: this has 2 front windows & potential for the addition of a partition wall and subsequent 3<sup>rd</sup> bedroom.

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:** 10'0" x 9'2".



**BATHROOM:** 5'5" x 5'0" with new suite comprising panelled bath with shower over & glass screen, low suite w.c, wash basin with cupboard under, ladder radiator, laminate flooring, tiled walls and window with frosted glass.

### **TO THE OUTSIDE**

The property is set back nicely from the road and has a foregarden with flower borders enclosed by half stone walls. There is an open area of hardstanding/garden to the rear and an external stone store.

**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 B.

**POST CODE:** BD20 7JD

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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.

**PRICE: £197,500**

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



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