



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A SUPERBLY PRESENTED & LARGER THAN EXPECTED 2 BEDROOMED TERRACE WITH A UTILITY EXTENSION, OFFICE ROOM AND A VERY USEFUL ATTIC ROOM IN A POPULAR VILLAGE LOCATION



**24 MAIN STREET
SUTTON IN CRAVEN**

Offering far more than at first meets the eye, this deceptively spacious and extended terraced house is arranged over 4 floors and offers in excess of 1200sqft of accommodation, plus a further large cellar, being beautifully presented throughout.

Briefly comprising a **cosy Sitting Room with solid fuel stove, large Dining Kitchen with central island and a Utility** to the ground floor. There are **2 Bedrooms, a Home Office / Dressing Room and a large Bathroom** on the first floor, and a good-sized **Attic Room** ideal as a hobby room or excellent store space to the second floor. Externally there is a secure, enclosed yard to the rear with a store building.

PRICE: £220,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The popular village of Sutton has 2 well respected primary schools, a beautiful park, 2 pubs, a pharmacy and a convenience store, whilst the nearby village of Cross Hills provides a wider array of shops & services briefly including a Co-Op, Health Centre, cafes and **the highly acclaimed South Craven Secondary School.**

Strongly recommended for internal inspection, the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

LOBBY: with oak flooring and inner panelled door to:

HALL: with staircase to the first floor.

SITTING ROOM: 13'4" x 12'4" oak flooring, solid fuel stove recessed to chimney breast with stone lintel and stone hearth, feature panelled walls.



DINING KITCHEN: 15'1" x 14'1" range of wall and base units with laminate worktops over incorporating Belling range oven, space for tall fridge freezer, large central island with breakfast bar seating, storage drawers and wine fridge, herringbone effect laminate flooring and door to cellar.



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



UTILITY: 9'0" x 7'6" with 1½ bowl stainless steel sink unit and drainer, washer and dishwasher plumbing, matching flooring and part glazed door to the yard.



TO THE LOWER GROUND FLOOR

CELLAR: 16'9" x 11'11" a useful store space with a radiator, power and light, ideal for storing logs, tools and equipment.

TO THE FIRST FLOOR

LANDING: with return staircase to the second floor.

BEDROOM 1: 13'9" x 9'11"

BEDROOM 2: 9'10" x 6'11"



OFFICE / DRESSING ROOM: 11'4" x 4'10" with storage cupboards and shelves.

BATHROOM: 10'0" x 8'9" comprising roll top freestanding bath with ball and claw feet, corner shower enclosure with thermostatic shower, low suite w.c, pedestal wash hand basin, vinyl floor, store cupboard housing the Ideal combination boiler, frosted uPVC window.

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



TO THE SECOND FLOOR

ATTIC ROOM: 16'1" x 11'7" Velux window, useful range of store cupboards, eaves storage, radiator and stripped pine flooring.



TO THE OUTSIDE

There is a flagged enclosed yard to the rear with high stone walls and fencing and a further store building with water and a uPVC door.

Street parking is available to the front and there is space to park a small car close to the yard wall at the rear.

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

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.

POST CODE: BD20 7HD

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** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

PRICE: £220,000

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.