



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A LINK-DETACHED 2 BEDROOMED BUNGALOW WITH  
ON-SITE PARKING AND GOOD SIZED LAWNED GARDENS  
SITUATED IN A DESIRABLE LOCATION  
CLOSE TO LOCAL AMENITIES**



**17 THE HAWTHORNS  
SUTTON IN CRAVEN**

**Standing entirely on the level in a very well respected residential area, this light & airy link-detached bungalow ideally requires some cosmetic improvements but is served by a modern central heating system & uPVC double glazing and should prove to be economical to maintain.**

Externally there is a **flagged driveway, a deep carport & a useful store room;** giving secure access to a **larger than expected lawned garden to the rear.**

**PRICE: £249,950 – NO CHAIN**

**Tel: 01535 637333**

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

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



**Sutton and Cross Hills are highly regarded communities in the Aire Valley**, providing all of the required everyday services **within comfortable level walking distance** including a **health centre, pharmacy, Co-Operative store and many other independent shops & retailers.**

**Also having a regular bus service to Skipton & Keighley**, the bungalow is ideally suited to the retirement market, is **offered with no forward chain** and in detail comprises:

### **TO THE GROUND FLOOR**

Half glazed uPVC door to:

**KITCHEN:** 10'1" x 8'4" with wall and base units with worktops over incorporating stainless steel sink & drainer, oven & grill, 4 ring electric hob, concealed extractor hood, space for fridge freezer, part tiled walls, washer plumbing, tiled floor and picture window to the front.



**SITTING ROOM:** 18'0" x 12'4" with coal effect gas fire with marble hearth & interior and timber surround & mantel, 4 wall light points and picture window to the front.

**HALLWAY:** 10'1" x 6'2" (L-shape) with deep fitted cupboard with shelving and ladder access to roof void (loosely boarded) housing the upgraded combination boiler.



**BEDROOM 1:** 12'7" x 10'8" with fitted bedroom furniture and picture window to the rear.

**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:** 10'2" x 7'7" with deep fitted wardrobe and glazed uPVC doors to the garden.

**BATHROOM:** 8'8" x 5'5" comprising panelled bath with Mira thermostatic shower over, low suite w.c, pedestal wash basin, radiator, airing cupboard and window with frosted glass.



### TO THE OUTSIDE

There is a lawned foregarden with flower borders including established rose bushes, a cold water tap, a flagged driveway providing private parking and a deep **CARPORT:** 22'1" x 8'10" with sky light leading to a useful **STORE ROOM:** 8'9" x 7'5" with electric sockets and secure access to the rear.



The generous rear garden is majority lawned with established borders.

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

**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.

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

**POST CODE: BD20 8BP**

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

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