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ESTATE AGENTS · VALUERS · LETTING AGENTS

OCCUPYING A SUBSTANTIAL PLOT AND OFFERING HUGE SCOPE FOR FURTHER DEVELOPMENT / EXTENSION – A 3 BEDROOMED SEMI-DETACHED BUNGALOW LOCATED ON THE EDGE OF THE VILLAGE BORDERING COUNTRYSIDE



**30 HALL DRIVE
SUTTON IN CRAVEN**

Occupying a substantial plot offering scope for further development or extension, this well proportioned 3 Bedroomed semi-detached bungalow borders Sutton Clough, part of the former Sutton Hall estate with a variety of footpath routes through mature woodland.

The accommodation further comprises **an extended Dining Kitchen, Sitting Room and Shower Room**, externally including **generous gardens adjacent to Lumb Clough Beck and parking for 2 cars**. The property is **ideally suited to the active retirement market but also to growing families who will enjoy the gardens & surroundings and the option to extend.**

PRICE: £325,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Sutton-in-Craven is a much admired semi-rural village well known for being **an ideal community to raise a family with 2 primary schools and a superb park**. A much wider range of everyday amenities are available in nearby Cross Hills including **the outstanding South Craven Secondary School**; also being **well situated 10 minutes equidistant to the larger towns of Skipton & Keighley**, providing excellent network links to the larger business centres of Leeds & Bradford.

Part glazed composite door to:

HALLWAY: 18'10" x 3'11" with coved ceiling, access to part boarded roof void storage area via drop down ladder (with further access to eaves space, offering conversion potential).

EXTENDED DINING KITCHEN: 21'7" x 15'0" (max) with range of wall and base units with laminate worktops over, space for freestanding electric cooker with extractor hood over, washer & dishwasher plumbing, 1½ bowl stainless steel sink unit & drainer, vinyl floor, cupboard housing the Baxi combination boiler and opening to **DINING AREA** with space for dining table & sofa and fully glazed doors to the garden.



SITTING ROOM: 13'11" x 12'11" with coved ceiling, picture rail, coal effect electric fire (with capped off gas point) and window with views to the hills.



BEDROOM 1: 12'11" x 10'11" with range of fitted wardrobes and open 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: 12'10" x 7'2" with fitted wardrobes and views towards Sutton Clough.



BEDROOM 3 / DINING ROOM: 10'8" x 10'6" with glazed patio doors to the garden.

SHOWER ROOM: 7'4" x 6'1" comprising large walk-in shower enclosure with thermostatic unit, low suite w.c, pedestal wash hand basin, frosted uPVC window, tiled walls and vinyl flooring.



TO THE OUTSIDE

There is a large shaped lawn to the front with driveway parking for 2 cars and the provision to adapt for further parking. The enclosed rear garden comprises a lower level flagged patio and a raised lawn with a greenhouse & timber shed.

The property boundary extends substantially beyond the garden down to the beck and offers huge scope for further development (subject to obtaining the necessary consents) or alternatively for creating a wildlife haven or simply extending the garden.

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

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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 7NH

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.

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



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