



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY PRESENTED 2 BEDROOMED TOWN HOUSE WITH 2 PARKING SPACES AND A BESPOKE OUTDOOR KITCHEN & BAR SITUATED ON A QUIET CUL-DE-SAC CLOSE TO A RANGE OF SCHOOLS AND AMENITIES**



## **16 ROSEMOUNT COURT SUTTON IN CRAVEN**

**Immaculately presented throughout, this modern 2 Bedroomed town house has the benefit of 2 private parking spaces and a superb garden with a bespoke outdoor kitchen & bar. The accommodation further comprises: an open plan Living & Dining Room with doors to the garden, an adjoining Kitchen and a modern Bathroom.**

**Rosemount Court is a quiet cul-de-sac development but is also within walking distance of the village centre which has 2 primary schools, a beautifully maintained park, 2 pubs, a pharmacy and a convenience store, with the neighbouring village of Cross Hills offering a wider range of everyday amenities and the highly regarded South Craven secondary school.**

## **PRICE: £210,000**

**Tel: 01535 637333**

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

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



The area is well served by a regular bus service, good road links to the larger centers of Skipton, Keighley & East Lancashire and via train stations within a 5 minute drive.

**Highly recommended for early inspection to avoid disappointment**, this superb property in further detail comprises:

### **TO THE GROUND FLOOR**

Half glazed uPVC door to:

**ENTRANCE PORCH:** with useful deep store cupboard with space for freezer and dryer.

**LIVING & DINING ROOM:** 20'2" x 12'6" (max) with staircase to the first floor with cupboard under, laminate floor, gas fire point (gas currently capped off) and **DINING AREA** with matching flooring and glazed doors to the garden.



**KITCHEN:** 8'0" x 6'6" with range of wall and base units with laminate worktops over incorporating electric oven, 4 ring gas hob with concealed extractor hood over, stainless steel sink unit & drainer, washer plumbing, integrated fridge, part tiled walls and matching flooring.



**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 FIRST FLOOR

**BEDROOM 1:** 12'5" x 11'6" with deep store cupboard over the stairs also housing the Ideal combination boiler, space for range of wardrobe, wall TV point and views towards Farnhill Moor.



**BEDROOM 2:** 8'7" x 8'6" with roof void access and views hilltop views.

**BATHROOM:** 6'5" x 5'6" comprising panelled bath with shower head attachment & glass screen, low suite w.c, pedestal wash hand basin, part tiled walls, frosted uPVC window, extractor fan and vinyl floor.



## TO THE OUTSIDE

There is a block paved driveway providing parking for 1 car with a further private space opposite the property. Additional visitor parking is also available close by.

The rear garden consists of a large flagged patio and a bespoke superbly designed outdoor kitchen & bar with: power & light, working surfaces, built-in fridge & storage and a large adjoining garden storage space; the whole enjoying a pleasant south westerly aspect.

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**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 7PG**

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

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