



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUPERB EXTENDED 5 BEDROOMED FAMILY HOME WITH A DETACHED GARAGE, DRIVEWAY PARKING AND GENEROUS GARDENS OCCUPYING A LARGE PLOT WITH VIEWS DIRECTLY OVER FIELDS & COUNTRYSIDE**



**HAZEL MOUNT  
BENT LANE  
SUTTON IN CRAVEN**

Having been the subject of comprehensive modernisation to an exceptionally high standard, this substantial 5 Bedroomed family home has been extended to circa 2000 sq ft briefly comprising; a superb Living & Dining Kitchen with patio doors to the garden, Sitting Room, Utility & Cloakroom and a versatile ground floor 5<sup>th</sup> Bedroom or Study.

Four large first floor Double Bedrooms are complemented by a luxurious House Bathroom, a contemporary En-Suite and a spacious Landing, with the rooms to the rear enjoying expansive views over fields towards Sutton Clough and Cowling Pinnacle.

**PRICE: £699,950 – 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



**With underfloor heating to the ground floor, an air source heat pump and wiring for CCTV, every possible modern day comfort has been considered for economical living. Externally there is a large detached Garage with mezzanine storage, driveway parking for several vehicles and generous wrap around gardens with a favourable southerly aspect to the rear overlooking fields.**

**Conveniently located within walking distance of a beautiful park and an excellent choice of schools including South Craven Secondary, early viewing is highly recommended with the accommodation in detail comprising:**

### **TO THE GROUND FLOOR**

Composite entrance door to:

**LARGE HALLWAY:** with range of fitted storage cupboards, bench seating, coat hooks, LVT flooring and staircase to the first floor.

**LIVING & DINING KITCHEN:** 28'10" x 17'9" with an extensive range of wall and base units with quartz worktops over, twin Bosch electric ovens, 4 ring Bosch induction hob with integrated extractor fan, full height integrated fridge & freezer, integrated Bosch dishwasher, LVT flooring, large central island with pendant lighting & breakfast bar and opening to **LIVING AREA:** with large glazed patio doors, feature panelled walls, recessed electric fire with alcove cupboards and matching LVT 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.



**SITTING ROOM:** 17'3" x 9'0" with square bay window, raised storage cupboard and deep understairs store cupboard housing Vaillant boiler.

**BEDROOM 5 / HOME OFFICE:** 10'6" x 9'1" a versatile room with a range of store cupboards.



**UTILITY:** 13'4" x 4'9" with range of units with laminate worktops over, sink unit, space & plumbing for washer & dryer and LVT flooring.

**CLOAKROOM:** 4'3" x 2'9" with low suite w.c and wash hand basin with cupboard below.

### TO THE FIRST FLOOR

**LANDING:** a spacious area with range of fitted storage cupboards.

**MASTER BEDROOM:** 18'3" x 12'10" with range of fitted wardrobes and superb views towards Sutton Clough and Cowling Pinnacle.

**EN-SUITE:** 12'0" x 4'6" comprising large walk-in shower enclosure with feature wall tiling & thermostatic unit, low suite w.c, double sinks with storage below, heated towel rail, mirror fronted cabinets, frosted window and tiled flooring.



**BEDROOM 2:** 15'6" x 11'6" with an extensive range of fitted wardrobes.

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**BEDROOM 3:** 16'8" x 11'3" (max) with range of fitted wardrobes and feature panelled walls.



**BEDROOM 4:** 13'0" x 9'4" with similar views to bedroom 1.

**HOUSE BATHROOM:** 9'3" x 6'6" comprising large walk-in shower enclosure with thermostatic unit, freestanding bath, sink with cupboard below, mirror fronted cabinet, heated towel rail, frosted window and tiled flooring.



### **TO THE OUTSIDE**

There is a substantial driveway to the front providing parking for several vehicles giving access to the: **DETACHED GARAGE:** 20'6" x 19'6" (average) being fully insulated with electric roller door, car charging point, power & light, pedestrian door staircase to a **MEZZANINE STORAGE AREA:** 20'5" x 8'6" providing an option for conversion to provide ancillary accommodation (subject to the necessary consents).

A flagged pathway with external lighting leads to a large side garden with a lawn and newly planted laurel hedging & timber fencing for privacy.

The rear garden consists of a further flagged patio and lovely expansive views towards Sutton Clough and Cowling Pinnacle with a lovely southerly aspect.

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Wrapping to the far gable end is another family space accessed from the dining kitchen with space for a trampoline and BBQ area, also having external lighting and a cold water tap.



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

**SERVICES:** Mains 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 7QL**

**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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