



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A COMPREHENSIVELY RESTORED BUNGALOW
WITH PRIVATE PARKING TUCKED AWAY IN A QUIET
LOCATION BUT ALSO CLOSE TO AMENITIES IN THE
VILLAGE CENTRE**



**9A PARK DRIVE
SUTTON-IN-CRAVEN**

PORCH: 7'1" x 3'5" with high quality flooring and glazed inner door to:

BREAKFAST KITCHEN: 12'0" x 11'7" with matching flooring, new wall and base units with oak effect worktops over, stainless steel sink & drainer, oven & 4 ring electric hob with stainless steel splashback & extractor hood over, space for washer, breakfast bar and open plan layout to the sitting room.

RENT: £895 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

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



SITTING ROOM: 13'0" x 10'0" with sliding glazed doors to the rear and opening to:

DINING ROOM / BEDROOM 2: 9'9" x 8'10".



BEDROOM 1: 10'6" x 9'2".

SHOWER ROOM: 6'2" x 5'7" with new suite comprising large walk-in shower enclosure, low suite w.c, wash hand basin, chrome ladder radiator and high quality 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 OUTSIDE

There is a parking space immediately to the front. There is a small garden to the front/side and a flagged & gravelled yard to the rear enclosed by panelled fencing.



SERVICES: Mains water, drainage, electricity are connected to the property.

POST CODE: BD20 7JQ

VIEWING: Please contact the Letting 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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