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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A DECEPTIVELY SPACIOUS & SUPERBLY MODERNISED 2
DOUBLE BEDROOMED END TERRACED COTTAGE WITH A
LARGE CELLAR, USEFUL AS AN OFFICE / SNUG & REAR
YARD CLOSE TO THE CENTRE OF THE VILLAGE**



**7 PARK LANE
SUTTON IN CRAVEN**

Offering considerably more than at first meets the eye, this generously proportioned end terraced cottage with a traditional Yorkshire grey slate roof briefly comprises to the ground floor; a **large Dining Kitchen with stone flagged floor and solid fuel stove**, a **Sitting Room and further Home Office / Snug** to the cellar. The 2 Bedrooms are complimented by a **tasteful Shower Room** with large shower enclosure and feature tiling, whilst externally is a small, enclosed yard to the rear.

PRICE: £1,000 PCM

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Handily placed within close proximity of the local schools, park and other amenities in Sutton's thriving village centre, and with the nearby village of Cross Hills offering a wider range of everyday services including; cafes, pubs, shops, restaurants and the highly acclaimed South Craven Secondary school, the property must be viewed early to avoid disappointment with the accommodation in detail comprising:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

DINING KITCHEN: 19'2" x 13'4" range of wall and base units with Oak effect laminate worktops over with matching upstands incorporating deep ceramic sink unit, space for large Range oven with electric and gas point, extractor fan over, integrated appliances including fridge freezer, slimline dishwasher and washer, stone flagged floor, solid fuel stove recessed to chimney breast with flagged hearth and Oak lintel over, store cupboard, window to two sides and door to:



OFFICE / SNUG - CELLAR: 12'1" x 11'6" with spotlights, uPVC door to front cellar steps, window, store space under the stairs, radiator and further store space.

SITTING ROOM: 12'11" x 11'11" with wall tv point, fully glazed patio doors to rear yard and enclosed staircase to the first floor.



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

LANDING with roof void access.

BEDROOM 1: 13'1" x 12'9" with panelled feature wall with two wall lights, window, Juliette balcony with double glazed doors, useful built-in cupboard and fitted wardrobe.



BEDROOM 2: 13'5" x 8'11" with two windows to the front elevation.

SHOWER ROOM: 10'3" x 7'0" (max) comprising large walk-in shower enclosure with dual head thermostatic shower, low suite w.c., pedestal wash hand basin, feature towel rail, part tiled walls and tiled floor, extractor fan and frosted uPVC window.



TO THE OUTSIDE

To the rear is a small, flagged yard, there is a timber entrance gate with stone wall and panelled fence boundaries (NB there is a right of access for neighbouring properties across the yard).

At the front there are cast iron railings with steps down to the cellar with a store area adjacent to the cellar door. Street parking is available to the front.

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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Craven District Council.

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

POST CODE: BD20 7JA

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.

PRICE: £1000 pcm

Bond £1,150

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

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