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ESTATE AGENTS · VALUERS · LETTING AGENTS

A LARGER THAN AVERAGE STONE BUILT COTTAGE WITH 2 DOUBLE BEDROOMS AND A PRIVATE SOUTH WESTERLY GARDEN STANDING IN THE ORIGINAL PART OF THE POPULAR VILLAGE OF SUTTON-IN-CRAVEN



16 HIGH STREET
SUTTON IN CRAVEN

Having a considerably larger footprint than neighbouring properties, this **extended and immaculately presented terraced cottage** offers far more than at first meets the eye and briefly comprises to the ground floor; a **Sitting Room with solid fuel stove, a Dining Room / Snug** and an **extended Dining Kitchen.**

To the first floor the **2 large double Bedrooms are complemented by a modern Shower Room**, whilst externally the property benefits from a **good sized garden on the south west side to the rear** and a pleasant forecourt garden with original cast iron railings to the front where street parking is also available.

PRICE: £199,995

Tel: 01535 637333 **www.wilman-wilman.co.uk**

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

The sought after village of Sutton provides useful everyday amenities **including a convenience store, 2 pubs and a beautifully maintained park** with a wider range of services available in neighbouring Cross Hills. The area is also renowned for providing **an excellent choice of schools including South Craven Secondary which continues to impress in Ofsted reports.**

TO THE GROUND FLOOR

Part glazed uPVC door to:

SITTING ROOM: 16'5" x 12'9" with feature solid fuel stove set to Inglenook fireplace, exposed beams, three wall light points, open spindled staircase to the first floor with storage under and double folding doors to:




DINING ROOM/SNUG: 14'9" x 11'10" with exposed beam, window to the rear yard and deep store cupboard under the stairs.




DINING KITCHEN: 16'10" x 8'7" (max) comprising a range of wall and base units with laminate worktops over incorporating stainless steel sink unit and drainer, space for freestanding electric cooker with extractor hood over, space and plumbing for washing machine, space for tall fridge freezer, vinyl plank flooring, Vaillant combination boiler, space for dining table and part glazed stable style uPVC door to the rear.

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:

BEDROOM 1: 14'10" x 12'11" with full range of fitted wardrobes, deep store cupboard over the stairs and space for further wardrobes.

BEDROOM 2: 11'10" x 10'7" window with views towards Cowling Pinnacle and roof void access.





SHOWER ROOM: 8'2" x 5'11" comprising a large walk-in shower enclosure with thermostatic shower and glass screen, low suite w.c, pedestal wash hand basin, frosted uPVC window, attractive vinyl floor and radiator.





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TO THE OUTSIDE

There is an attractive cottage foregarden with a flagged pathway and low maintenance flagged and cobbled frontage bordered by low stone walls with railings on top.

To the rear there is a larger than expected flagged yard with a raised planter, outside tap and light on the favourable south west side, the whole bordered by high level stone walls for security with a pedestrian access gate to the rear.





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.

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

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 7NX

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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