



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A 2 BEDROOMED SEMI-DETACHED BUNGALOW WITH
A GARAGE, DRIVEWAY PARKING AND A GOOD SIZED
LAWNED GARDEN SITUATED TOWARDS THE HEAD OF A
QUIET CUL-DE-SAC CLOSE TO LOCAL AMENITIES**



**17 MEADOW LEA
SUTTON IN CRAVEN**

Standing on the level towards the head of a quiet cul-de-sac, this traditional semi detached bungalow has been well maintained by the current owner with notable recent improvements including a re-wire, a new central heating system & boiler (both 5 years ago) and a new roof.

The accommodation briefly includes 2 well proportioned Bedrooms, a modern Bathroom, a Kitchen and a large Sitting Room with immediate access to the rear garden. There is also a deep block paved driveway providing excellent parking and a detached Garage.

PRICE: £235,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Sutton and Cross Hills are highly regarded communities in the Aire Valley, providing all of the required everyday services within comfortable level walking distance including a health centre, pharmacy, Co-Operative store and many other independent shops & retailers.

Also having a regular bus service to Skipton & Keighley, the bungalow is ideally suited to the retirement market, is offered with no forward chain and in detail comprises:

Half glazed uPVC door to:

KITCHEN: 8'2" 7'11" with wall and base units with worktops over, stainless steel sink & drainer, freestanding oven & grill with extractor hood over, vinyl flooring, part tiled walls, space for tall fridge freezer and views over the rear garden.



SITTING ROOM: 17'4" 12'0" with picture window to the rear garden.



HALLWAY: with access to roof void and glazed uPVC door to the driveway.

BEDROOM 1: 12'0" x 10'0" with range of fitted wardrobes and dressing table.

BEDROOM 2: 9'10" x 8'0".

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



BATHROOM: 7'4" x 5'5" with modern white suite comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin, tall chrome ladder radiator, vinyl floor, tiled walls, window with frosted glass and cupboard housing the Ideal combination boiler.



TO THE OUTSIDE

There is a deep block paved driveway to the side providing parking for 2/3 cars giving access to a detached **GARAGE:** 17'8" x 8'1" with new up-and-over door, power and rear window.

The rear garden is majority lawned enclosed by panelled fencing. There is also a timber shed to the rear of the garage.



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

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 8BY

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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