



# wilman&wilman

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**A SUPERBLY PRESENTED 3 BEDROOMED END TOWN HOUSE WITH DRIVEWAY PARKING FOR 2 CARS AND AN ENCLOSED GARDEN ON THE WEST SIDE LOCATED ON A MODERN DEVELOPMENT IN THIS SOUGHT AFTER VILLAGE**



## **9 LOW FOLD ROAD SUTTON IN CRAVEN**

Constructed by local developers Messrs Pinnacle View Homes on this exclusive small site just over 6 years ago and built in coursed stone covered with a blue slate roof, this exceptionally well presented end townhouse has a modern layout of approximately 1000 square feet over 2 floor levels, with driveway parking and an enclosed family friendly garden to the rear.

The property which has been further enhanced by the current owners briefly comprises to the ground floor: a Cloakroom, generous Sitting Room, fully fitted open plan Dining Kitchen with doors giving access to the good sized garden. Three bedrooms (one with En-Suite) and a house Bathroom complete the first floor layout.

## **PRICE: £327,500**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



**Sutton-in-Craven is a much sought after village within the Aire Valley** with many local amenities and services including a **beautiful park, 2 pubs and well regarded primary schools**, with the nearby village of Cross Hills offering a further range of retailers, pubs & restaurants, a **pharmacy, health centre and the highly acclaimed South Craven Secondary School**. Early viewing is strongly recommended to avoid disappointment.

### **TO THE GROUND FLOOR**

Composite door to:

**HALL:** spindled staircase to the first floor with store cupboard under and laminate flooring.

**CLOAKROOM:** 5'9" x 2'9" with low suite w.c, wash hand basin, extractor fan and matching flooring.

**DINING KITCHEN:** 17'9" x 11'5" an extensive range of wall and base units with laminate worktops over incorporating electric Bosch oven, 5 ring gas hob with feature extractor hood over, stainless steel sink unit and drainer, integrated appliances including fridge freezer, washer dryer and dishwasher, range of floor to ceiling drawers and store cupboards, **DINING AREA** with fully glazed doors to the garden, laminate flooring, Ideal combination boiler and breakfast bar seating.



**SITTING ROOM:** 17'6" x 11'4" with electric fire and capped off gas connection point.



**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 deep store cupboard and access via drop down ladder to part boarded roof void.

**BEDROOM 1:** 11'2" x 10'9" with a range of fitted wardrobes.

**EN-SUITE SHOWER ROOM:** 8'3" x 6'3" (max) comprising walk in shower enclosure with thermostatic shower and glass door, low suite w.c, pedestal wash hand basin, laminate floor, part tiled walls, frosted uPVC window, extractor fan and chrome towel rail.



**BEDROOM 2:** 10'9" x 10'8" with views over the garden.

**BEDROOM 3:** 11'4" x 6'8" with similar views to bedroom 2.



**BATHROOM:** 7'1" x 7'0" comprising panelled bath with thermostatic shower over, low suite w.c, pedestal wash hand basin, laminate floor, part tiled walls, extractor fan and chrome towel rail.

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### **TO THE OUTSIDE**

A tarmac driveway provides parking for 2 cars to the front, with a side pedestrian pathway giving access to the enclosed rear garden which has a favourable westerly aspect and comprises flagged patios, a lawn, outside tap and power point and a large summer house with power (possibly providing the opportunity to create a work from home space if required), the whole enclosed by timber fencing for privacy and security.



**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 7FD**

**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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**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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