



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A LARGER THAN AVERAGE 2 BEDROOMED TERRACED HOUSE WITH A USEFUL ATTIC SITUATED IN A POPULAR RESIDENTIAL AREA WITH A GARDEN BACKING DIRECTLY ONTO OPEN FIELDS**



## **1 WILSON STREET SUTTON IN CRAVEN**

Constructed in traditional Yorkshire stone with corbelled eaves and a blue slate roof, this larger than expected terrace briefly includes: **Dining Kitchen with access to a useful Cellar, spacious Sitting Room, 2 first floor Bedrooms, a modern Bathroom suite and an overall Attic**; having an easily maintained flagged & decked garden **directly overlooking open fields & countryside**.

The property is well located close to the centre of the village **within short walking distance of popular schools, shops & amenities**, also enjoying an **open outlook over a village green to the front**.

**PRICE: £165,000 – NO CHAIN**

**Tel: 01535 637333**

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

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 6TB



With a majority of new carpets & floor coverings, the property is offered with **no forward chain** and in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed timber entrance door to:

**DINING KITCHEN:** 13'0" x 11'4" comprising range of white base and wall units with laminate worktops, stainless steel sink unit, Vinolay floor covering, ceiling downlights, electric oven & 4 ring electric hob with extractor hood over, Baxi wall mounted boiler, space for dishwasher & washing machine, staircase to the first floor and access to the cellar.



**CELLAR:** 14'11 x 5'11" with stone flagged floor, original stone bank and power & light.

**SITTING ROOM:** 14'9" x 12'1" (into recess) with coal effect gas fire with marble hearth & interior, large window overlooking the garden & fields beyond, TV point, ceiling downlight & half glazed uPVC door to the garden.

### **TO THE FIRST FLOOR**

**LANDING:** 11'6" x 3'7" with steep enclosed staircase to the second 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.



**BEDROOM 1:** 14'10" x 12'0" (max) with ceiling downlight and views over open fields and countryside.

**BEDROOM 2:** 9'3" x 6'6" with ceiling downlight and views overlooking a village green to the front.

**BATHROOM:** 7'10" x 4'7" with contemporary 3 piece suite comprising low suite w.c, wash basin in vanity unit, panelled bath with glass screen & shower over, Vinolay flooring and ceiling downlight.



### **TO THE SECOND FLOOR**

**ATTIC:** 17'3" x 14'9" with exposed beams, eaves storage space and Velux window.

### **TO THE OUTSIDE**

To the rear of the property there is a decked area & flagging beyond with a stone wall boundary backing directly onto open fields.

Street parking is available to the front.



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**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 Council Tax Band B.

**POST CODE: BD20 7HR**

**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.

**PRICE: £165,000**

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



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