



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A GOOD SIZED 2 BEDROOMED TERRACED HOUSE WITH A USEFUL STORE CELLAR AND GENEROUS REAR YARD SITUATED IN A POPULAR RESIDENTIAL PART OF THIS SOUGHT AFTER VILLAGE



12 VICTORIA STREET SUTTON IN CRAVEN

Constructed in natural Yorkshire stone with attractive corbelled eaves and located just off the Main Street of the popular village of Sutton in Craven, number 12 briefly comprises to the ground floor; a **spacious Sitting Room with multi-fuel stove & Dining Kitchen with access to a good sized Cellar**. To the first floor are **2 Bedrooms and a modern Shower Room**, whilst externally the house benefits from a **generous rear yard with a sunny westerly aspect**.

A beautiful park, 2 public houses, 2 primary schools and a pharmacy are all within short walking distance, with neighbouring **Cross Hills** providing a larger range of services and amenities including the **highly acclaimed South Craven Secondary School**.

PRICE: £159,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Only 15 minutes' drive from Skipton which is often referred to as "The Gateway to the Dales" the local area is ideal for the outdoor enthusiast and also provides **excellent road & rail links** to the larger centres of Ilkley, Leeds and East Lancashire.

Ideally suited to a variety of the purchasers, the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

SITTING ROOM: 14'10" x 13'0" with exposed stone wall, coved ceiling, large feature fireplace with stone lintel over with inset multi-fuel stove, 2 alcove recesses, TV point and enclosed staircase to the first floor.



DINING KITCHEN: 11'3" x 10'10" with range of wall and base units with contrasting laminate working surfaces over incorporating circular stainless steel sink unit & drainer, large original chimney breast opening with inset range oven, integrated fridge, tiled floor, half glazed stable style uPVC door to the rear and access to:



CELLAR: 11'2" x 10'5" with Ideal logic combination boiler at the cellar head, stone flagged floor, washer & dryer plumbing, original stone banks and power & light.

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: 10'10" x 5'5" (L-shaped) with landing window, roof void access and useful store cupboard.

BEDROOM 1: 14'3" x 13'0" with range of fitted wardrobes and TV point.

BEDROOM 2: 8'5" x 5'9" with laminate flooring.



SHOWER ROOM: 7'6" x 4'8" comprising large walk-in shower enclosure with thermostatic unit with dual heads, low suite w.c, pedestal wash hand basin, extractor fan, tiled floor and window with borrowed light from bedroom 2.



TO THE OUTSIDE

Street parking is available to the front. There is also a small front yard with a low stone wall and cast iron gate.

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To the rear is a generous west facing yard with high stone walls and a timber access gate to the rear lane.



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 Category A.

POST CODE: BD20 7HY

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

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