



4 Acre Meadow, Cowling, BD22 0EG

Asking Price £259,950

- NO CHAIN
- IMPRESSIVE GARDEN
- SINGLE GARAGE WITH POWER
- LUXURY FOUR PIECE BATHROOM
- SUPERB FAMILY HOME
- THREE BED STONE BUILT SEMI
- PRIVATE DRIVEWAY
- CONSERVATORY
- HIGHLY REGARDED CUL-DE-SAC

4 Acre Meadow, Cowling BD22 0EG

Presenting an outstanding opportunity with limitless potential, this EXPANDED, stone built, THREE-BEDROOM, SEMI-DETACHED residence is accompanied by a stunning FULLY ENCLOSED REAR GARDEN, featuring a lush lawn, inviting patio and striking decking areas. The outdoor space not only provides an ideal setting for various activities but also ensures a REMARKABLY PRIVATE experience.



Council Tax Band: C



PROPERTY DETAILS

Presenting an outstanding opportunity with limitless potential, this expanded, stone built, three-bedroom, semi-detached residence is accompanied by a stunning fully enclosed rear garden, featuring a lush lawn, inviting patio and striking decking areas. The outdoor space not only provides an ideal setting for various activities but also ensures a remarkably private experience. Situated in a highly regarded residential cul-de-sac, this property boasts an enviable amount of outdoor space, making it an appealing prospect for those seeking a spacious and affordable three-bedroom family home in a desirable semi-rural village setting.

The impeccably maintained interior offers generous ground floor living areas including an entrance hall, living room with a gas fire, spacious dining kitchen and an expansively proportioned conservatory. The first floor accommodates three well-planned bedrooms and a luxuriously appointed four-piece bathroom with a traditional white suite, complete with a claw-foot style bath. Externally, the property features an attractive front garden designed for easy maintenance, while a private driveway leads to a single garage with power. The highlight of the property is the superb fully enclosed garden extending to the side and rear. Almost entirely level, this outdoor space must be seen firsthand to be fully appreciated. The garden offers an exceptional degree of privacy, making it ideal for families with children of all ages.

Driveway and Garage: A private tarmac driveway leads to the single garage (17'8" x 9'2") with an up-and-over door to the front, pitched roof for additional storage and light and power.

Located in the popular semi-rural village of Cowling, surrounded by picturesque open countryside and moorland, the property is well-served by various amenities. The village primary school and a pre-school facility are conveniently situated, while South Craven secondary school is a short commute away in the village of Cross Hills. Additionally, the nearby towns of Keighley, Colne and Skipton are easily accessible.

Equipped with gas central heating, uPVC sealed unit double glazing and a security alarm system, this residence provides a comfortable and secure living environment.

To fully appreciate this stunning internal, viewing is an absolute must.



Directions

Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

