



Fold Lane, Cowling, BD22 0BG

Asking Price £129,950

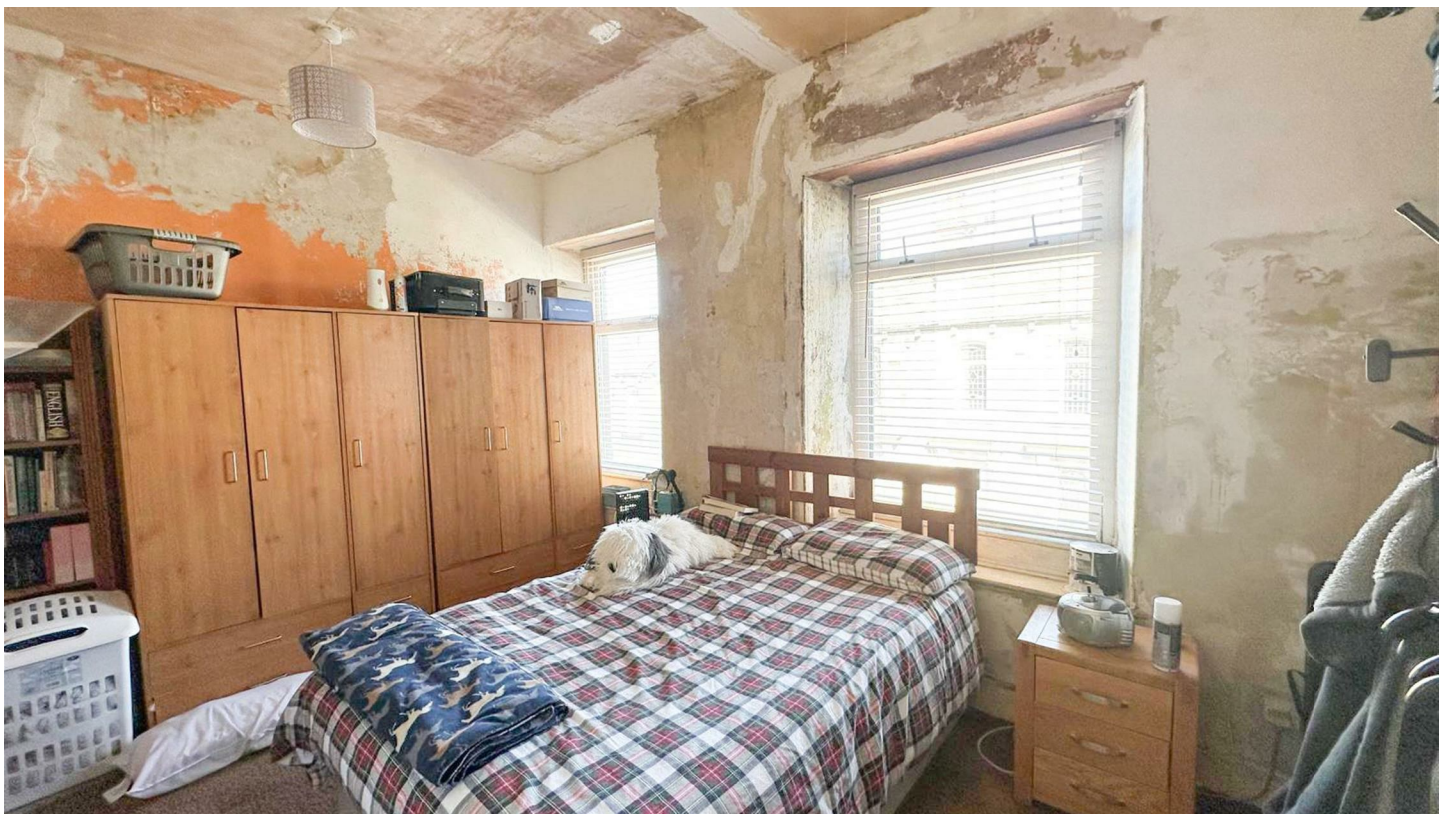
- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- PRIVATE PARKING TO THE SIDE
- CLOSE TO OPEN COUNTRYSIDE
- CLOSE TO AMENITIES
- STONE BUILT END TERRACE
- YARD AND USEFUL STORAGE SHED
- NEW ROOF IN 2019
- POPULAR VILLAGE LOCATION
- DOUBLE GLAZING AND CENTRAL HEATING

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Offered with NO UPPER CHAIN and PRICED TO REFLECT the need for some modernisation, this end, STONE-BUILT, TWO-BEDROOM, TERRACE is FULL OF POTENTIAL and set in a highly desirable location.



Council Tax Band: A



PROPERTY DETAILS

Offered with no upper chain and priced to reflect the need for some modernisation, this end, stone-built, two-bedroom, terrace is full of potential and set in a highly desirable location. While it would benefit from some TLC, key improvements have already been made, including a new roof in 2019 and a new boiler installed in 2020 -making it an ideal opportunity for first-time buyers or those seeking a rewarding investment.

The property features an entrance hall, a spacious sitting room, a dining kitchen and a rear utility area. Upstairs, there are two double bedrooms and a house bathroom.

Outside, there is a small walled frontage with wrought iron railings, an enclosed rear yard with a useful storage shed and the property boasts private parking to the side of the house. Additional benefits include uPVC double glazing and gas central heating throughout.

Fold Lane enjoys a central position in this popular village, surrounded by beautiful open countryside. Local amenities include a village shop, primary school and a traditional pub - with an excellent bus service right on the doorstep. The nearby centre of Cross Hills offers a wider range of amenities and well-regarded schools for all ages. Convenient rail connections can be found in the neighbouring villages of Cononley and Steeton, providing easy access to the larger business centres across Lancashire, North Yorkshire and West Yorkshire.

Perfect for those looking to get on the property ladder or seeking a renovation project -this charming home is well worth a look.



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

