



# Davies Properties



## 32 Mill Croft

Cowling, Keighley, BD22 0AJ

£825 PCM





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A well-presented two-bedroom bungalow situated in a desirable village setting. The accommodation comprises an entrance hall, a comfortable living room, a practical kitchen, two bedrooms, and a bathroom.

The property benefits from gas central heating and double glazing throughout. Externally, there is a driveway to the front providing off-road parking, while to the rear a tiered garden laid to lawn with a patio area offers a pleasant outdoor space.

This bungalow provides straightforward, functional living in a sought-after location and is well-suited to a variety of tenants.

### Entrance Hall

With a wooden and double-glazed entrance door, a central heating radiator and a useful storage cupboard.

### Living Room

16'4" x 11'5" (4.98 x 3.48)

With a uPVC double-glazed window to the front elevation, a central heating radiator and a living-flame gas fire with marble hearth and wooden surround.

### Kitchen

9'6" x 7'9" (2.9 x 2.36)

With a range of matching wall and base units with work surfaces over and tiling to the splash-backs, incorporating an integrated single electric oven with gas hob and recirculatory hood over. Wall-mounted combi boiler, plumbing for a washing machine and uPVC double-glazed window to the front elevation.

### Bedroom 1

11'1" x 10'7" (3.38 x 3.23)

With a uPVC double-glazed window to the rear elevation and a central heating radiator.

### Bedroom 2

8'8" x 7'9" (2.64 x 2.36)

With a uPVC double-glazed window to the rear elevation, a central heating radiator and laminate flooring.

### Bathroom

6'6" x 5'7" (1.98 x 1.7)

With a white three-piece suite comprising of panelled bath with shower over, pedestal hand wash basin and W/C. Tiling to the splash-backs, a central heating radiator and uPVC double-glazed window to the side elevation.

### EXTERIOR

There is a driveway to the front of the property providing useful off-road parking and a tiered garden to the rear with a lawn and patio area.

### OTHER INFORMATION

~ Council Tax Band: C

~ Bond: £951.00

~ No Smokers

~ Small pets will be considered subject to an increased rent of £850 PCM





Road Map



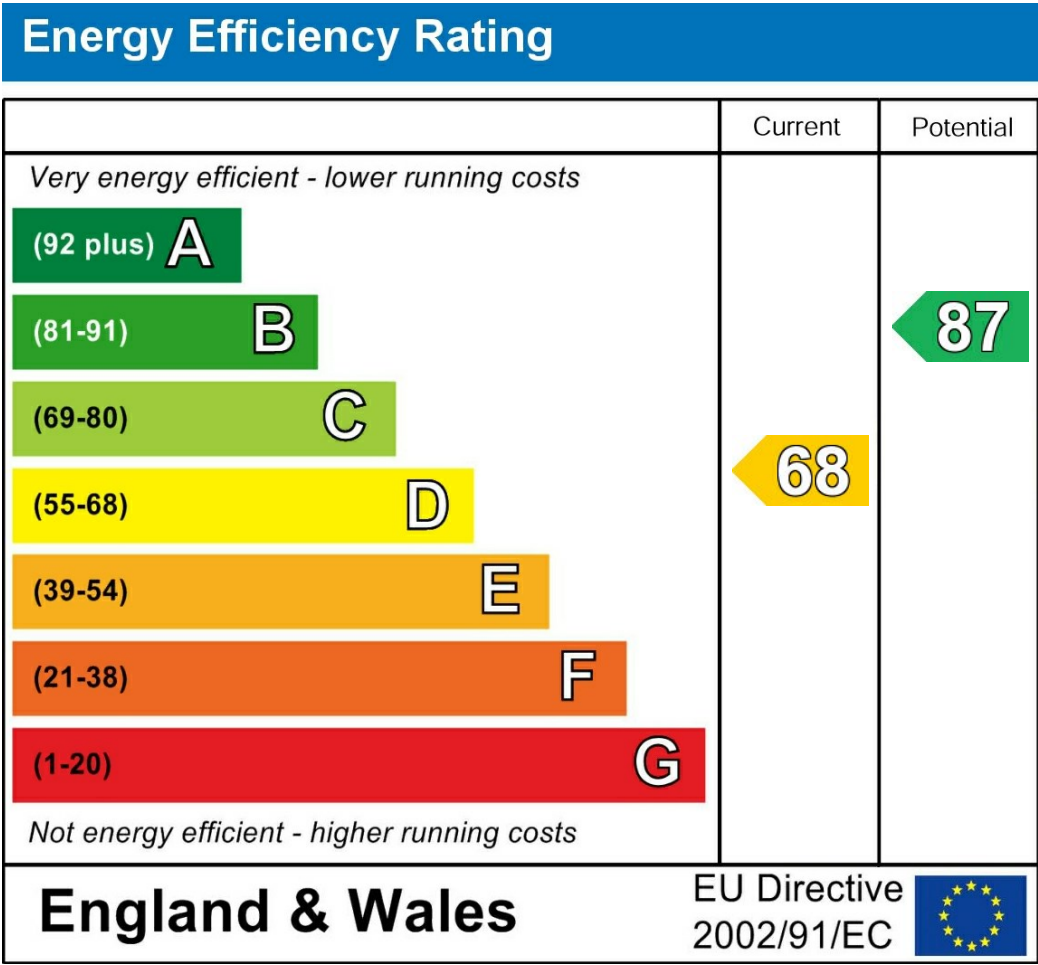
Hybrid Map



Terrain Map



Energy Efficiency Graph



Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

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