



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A TRADITIONAL STONE BUILT TERRACED COTTAGE
WITH 2 WELL PROPORTIONED BEDROOMS SITUATED IN A
POPULAR SEMI-RURAL VILLAGE**



**98 KEIGHLEY ROAD
COWLING**

Constructed in coursed Yorkshire stone with a traditional roof and corbelled eaves, this charming terraced '2 up and 2 down' cottage has **no forward chain and is offered at a sensible asking price** for a property with **2 well proportioned bedrooms in this location.**

The property stands within close proximity of open countryside and an excellent primary school, as well as being well situated for connections to the larger business centres of Cross Hills, Colne, Manchester and Leeds.

PRICE: £115,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having good storage facilities in outbuildings to the rear with an improved roof, the accommodation in more detail comprises:

TO THE GROUND FLOOR

Part glazed and leaded uPVC door to:

SITTING ROOM: 13'5" x 11'11 with laminate flooring, pebble effect gas fire and fitted corner TV display area.



KITCHEN: 9'10" x 8'4" with range of wall and base units, worktops, 4 ring gas hob with extractor over, eye level oven & grill, washer plumbing, tiled floor, stable style uPVC door to the rear and staircase to the first floor with deep store under.



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: with access to roof void.

BEDROOM 1: 12'0" x 8'2".

BEDROOM 2: 9'10" x 7'6" with views towards Cowling Pinnacle.

BATHROOM: 7'7" x 5'0" comprising panelled bath with shower over, low suite w.c, wash hand basin with display sill & cupboards under, Vinyl flooring, part tiled walls and extractor fan.



TO THE OUTSIDE

There is a shallow foregarden with space to sit out. Stone outbuildings in the rear yard with a modern roof provide useful storage and utility space.



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.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band A.

POST CODE: BD22 0AS

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: £115,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.