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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PROPORTIONED STONE BUILT 2 BEDROOMED
TERRACED HOUSE WITH AN ENCLOSED YARD TO THE
REAR IN A POPULAR VILLAGE LOCATION**



**11 SUN STREET
COWLING**

Dating back to the early 1900's and traditionally constructed in cut and dressed Yorkshire stone with original mullioned windows, this 2 Bedroomed property is pleasantly located in the centre of this ever popular village, being **handily placed within close proximity of a useful range of amenities, a well maintained park and a highly regarded local primary school.**

The property is well presented throughout and briefly comprises; a **large Sitting Room & Dining Kitchen with a small keeping cellar** to the ground floor, complemented by **2 good sized first floor Bedrooms and a modern Bathroom.** Externally there is a **secure yard to the rear, being part flagged and astroturfed for ease of maintenance.**

PRICE: £149,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Recommended for closer early inspection given the popularity of property in this price range & location, the accommodation in more detail comprises:

TO THE GROUND FLOOR

Panelled door to:

SITTING ROOM: 15'8" x 12'11" with matted flooring to the entrance, electric fire recessed to chimney breast, flagged hearth, recessed cupboards & shelves to both sides, TV point and picture rail.



KITCHEN: 12'3" x 10'7" with range of contemporary wall and base units with Oak effect laminate working surfaces over incorporating stainless steel sink unit & drainer, Bosch oven & 4 ring electric hob with stainless steel splash back, concealed extractor fan, washer plumbing, space for fridge, Vaillant combination boiler, flagged floor, stable style door to the rear yard and staircase to the first floor.



SMALL KEEPING CELLAR: currently boarded over to provide useful storage under the stairs.

TO THE FIRST FLOOR

LANDING: leading to:

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



BEDROOM 1: 14'5" x 12'10" a large double room with fitted wardrobes & cupboards and access to partially boarded & insulated loft.

BEDROOM 2: 10'7" x 6'0" with fitted wardrobe.



BATHROOM: 7'7" x 8'1" (L-shaped) with 3 piece suite in white comprising panelled bath with thermostatic shower over with glass screen, pedestal wash hand basin, low suite w.c, extractor fan, part tiled walls, Vinolay flooring and window with frosted glass.



TO THE OUTSIDE

Street parking is available to the front, whilst to the rear is majority flagged enclosed yard with a timber clad storage building, cold water tap, high level panelled fencing and a gate providing access 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 Band A.

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TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD22 0BB

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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