



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A LARGER THAN AVERAGE 3 BEDROOMED TERRACED HOUSE WITH A UTILITY & SHOWER ROOM EXTENSION SITUATED IN A POPULAR RESIDENTIAL LOCATION



22 FOLD LANE COWLING

This traditional stone terraced cottage stands at the preferential quieter upper end of Fold Lane and consequently enjoys a pleasant westerly aspect to the rear, also being larger than the majority of neighbouring properties with a well proportioned 3 Bedroomed layout and an extended Utility & Shower Room.

Also including a generous Sitting Room and a modern Dining Kitchen, the property is well suited to family requirements at a sensible price, being well presented throughout and offered with no forward chain.

PRICE: £179,950 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Cowling is a popular semi rural village known for having a well respected Primary School and a variety of country walks virtually on the door step; also being well placed for access to Cross Hills, Colne and the M65.

TO THE GROUND FLOOR

uPVC door to:

SITTING ROOM: 15'2" x 13'11" with picture rail, gas stove inset to chimney breast, display shelving and cupboard to left alcove.



DINING KITCHEN: 12'10" x 12'0" with range of wall and base units with laminate worktops over incorporating electric oven, 4 ring electric hob with stainless steel extractor hood over, stainless steel sink unit & drainer, cupboard housing the Vaillant combination boiler, space for undercounter fridge, Vinyl floor, generous **DINING AREA** and enclosed staircase to the first floor with deep store cupboard under.

UTILITY: 9'3" x 6'7" with wall and base units with laminate worktops over, washer plumbing, stainless steel sink unit & drainer, matching Vinyl floor and half glazed uPVC door to the rear yard.



SHOWER ROOM: 6'7" x 3'10" comprising thermostatic shower with curtain & rail, low suite w.c, pedestal wash hand basin, tiled floor, extractor fan, frosted uPVC window and part tiled walls.

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

SPACIOUS LANDING: 9'3" x 6'2" with 2 roof void access points.

BEDROOM 1: 12'10" x 8'9".



BEDROOM 2: 13'5" x 8'7".

BEDROOM 3: 9'7" x 6'3".

BATHROOM: 6'2" x 5'5" comprising panelled bath, low suite w.c, pedestal wash hand basin, part tiled walls, extractor fan, frosted uPVC window.

TO THE OUTSIDE

There is a small forecourt with low level stone walls and a cast iron gate with railings. Street parking is available to the front.



To the rear is a lovely sun trap flagged yard on the west side with high level stone walls providing privacy, an outside light and space to park a small car on the rear road.

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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.

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

POST CODE: BD22 0BG

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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