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ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED END TERRACED HOUSE WITH A UTILITY EXTENSION AND THE RARE ADVANTAGE OF PRIVATE PARKING SITUATED IN THE SEMI-RURAL VILLAGE OF COWLING



**26 SUN STREET
COWLING**

Recently the subject of modernisation throughout with particular reference to the new **Dining Kitchen** and stylish **4 piece Bathroom**, this traditional stone end terraced cottage has the benefit of a **valuable off road parking space** and enjoys a **pleasant outlook with views towards Cowling Pinnacle**.

The new kitchen & bathroom are complemented by **2 generous Double Bedrooms**, a spacious **Sitting Room** with a feature fireplace with solid fuel stove and a useful extended **Utility**; the whole being well presented and ready-made for a variety of prospective purchasers.

PRICE: £169,950

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 be seen to be fully appreciated, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed & leaded door to vestibule with half glazed panelled inner door to:

SITTING ROOM: 15'3" x 15'0" with solid fuel stove in feature fireplace with red brick interior, original fitted cupboards and glass shelves.



DINING KITCHEN: 13'3" x 11'5" with extensive new range of wall and base units with Oak effect worktops, stainless steel sink unit & drainer, space for range oven/gas hob within tiled chimney breast, high quality flooring, access to a useful keeping cellar and staircase to the first floor



LOBBY: 6'0" x 4'5" with matching flooring and rear stable style door.

UTILITY: 9'6" x 5'9" with matching flooring, range of units with worktops over, stainless steel sink unit & drainer, washer & dryer plumbing and space for tall fridge freezer.

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: 7'4" x 5'7" with access to roof void and fitted cupboard over the stairs.

BEDROOM 1: 12'0" x 12'0" with laminate flooring, stripped pine fitted cupboard housing the combination boiler and tall cupboard over the stairs.



BEDROOM 2: 15'4" x 8'4" with views towards Cowling Pinnacle.



BATHROOM: 12'4" x 6'2" with new 4 piece suite comprising panelled bath with shower head attachment, tiled shower enclosure with dual heads, low suite w.c, wash hand basin with cupboard under, chrome ladder radiator, laminate flooring, panelled ceiling with downlights and gable end window with frosted glass.

TO THE OUTSIDE

There is an easily maintained flagged garden on the south side to the gable end enclosed by stone walls and further storage space to the side of the utility.

There is also a gravelled off road parking space immediately adjacent.

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

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.

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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