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**A LARGER THAN EXPECTED PERIOD HOUSE
COVERING 3 FLOOR LEVELS WITH A CHARMING
GARDEN AND A LOVELY OPEN ASPECT TO THE
FRONT WITH VIEWS TOWARDS COWLING PINNACLE**



13 LANE ENDS COWLING

Offering considerably more than expected from the front elevation, this interesting property covers **approximately 1350 sq ft over 3 stories**, briefly comprising **2 large Reception Rooms** to the ground floor, a House Bathroom & **3 conventional first floor Bedrooms** and a Utility, Shower Room and large Farmhouse Kitchen to the lower ground floor giving access to a lovely sheltered garden to the rear.

Lane Ends is a highly respected community on the approach to Cowling, being ideally positioned within short driving distance of the larger towns of Colne, Keighley and Skipton with everyday conveniences available in the neighbouring village of Cross Hills.

PRICE: £255,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Ideally requiring cosmetic improvement but **containing original period features throughout**, the property **has considerable further potential** and in detail comprises:

THE GROUND FLOOR

Half glazed composite door to:

HALL: 18'0" x 3'10" with Vinyl flooring, beamed ceiling and staircase to the first floor.

DINING ROOM: 15'11" x 12'1" with feature open grate fire, alcoves to sides with shelving, beamed ceiling, attractive coving and views towards the Pinnacle.



LIVING ROOM: 15'0" x 13'2" with solid fuel stove, alcoves to sides with shelving, beamed ceiling exposed floorboards and view over the rear garden.

STAIRWELL: with stone flagged floor, window overlooking the rear garden, useful store cupboard and stone steps to:

THE LOWER GROUND FLOOR

LOBBY: with tiled floor, fitted cupboards and feature stone ceiling & lintels.

SHOWER ROOM: 7'10" x 5'5" with large walk-in shower enclosure with fixed glass screen, low suite w.c, pedestal wash basin, tiled walls & floor, chrome ladder radiator, extractor fan and exposed stone ceiling.

UTILITY: 14'4" x 6'9" with extensive range of units with worktops over, stainless steel sink & drainer, space for washer & dryer, inset fitted shelves, tiled floor and window to kitchen.

DINING KITCHEN: 14'9" x 14'6" (max) with range of units with worktops over, stainless steel sink & drainer, oven & 4 ring gas hob, integrated fridge & dishwasher, exposed beams, Baxi combination boiler, feature fireplace with disused stove, ample space for a dining table and glazed uPVC doors to the rear garden.

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



THE FIRST FLOOR

LANDING: 13'7" x 5'9" with fitted cupboard, hanging rail, feature stained glass window to the bathroom and ladder access to the loft.

BEDROOM 1: 15'4" x 8'9" with exposed floorboards, fitted cupboard with shelving and a lovely outlook over fields towards the Pinnacle.



BEDROOM 2: 14'10" x 9'1" with laminate flooring and hilltop views to the rear.

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BEDROOM 3: 11'3" x 5'10" with similar views to bedroom 1.

BATHROOM: 6'5" x 5'4" comprising panelled bath with shower head attachment, low suite w.c, pedestal wash basin, panelled walls, tiled floor and window with views to the rear.

TO THE OUTSIDE

There is a small forecourt enclosed by a gate & cast iron railings.

The rear garden is flagged for ease of maintenance, providing a pleasant sheltered sitting out area enclosed by established walled boundaries having a right of way through the neighbouring garden.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Craven District Council.

POST CODE: BD22 0JY

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.

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

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