



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

REQUIRING MODERNISATION THROUGHOUT
A TRADITIONAL 3 BEDROOMED SEMI-DETACHED FAMILY HOME WITH A CONSERVATORY AND DRIVEWAY PARKING & GARDENS IN A POPULAR RESIDENTIAL AREA



**2 CRAIGLANDS
COWLING**

Pleasantly situated at the upper end of Sun Street, **this interesting family home forms one of a pair of individual bay-fronted semi-detached properties**, externally providing **substantial driveway parking (which would suit those with either a caravan or motorhome)** and **well balanced gardens on 3 sides**.

The property requires modernisation throughout but provides **an exciting opportunity to create a modern home to the individual taste of a purchaser**. The accommodation briefly comprises a **spacious Hallway, Sitting Room, Dining Room and adjoining Conservatory & Kitchen**, having **3 first floor Bedrooms** and a **family Bathroom**.

PRICE: £259,950 – 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 be seen to appreciate the level of potential**, the accommodation in detail comprises:

TO THE GROUND FLOOR

Multi-paned door to:

HALLWAY: 16'1" x 6'3" with coved ceiling, delph rack, attractive stained & leaded window and staircase to the first floor with useful store cupboard under.

KITCHEN: 8'11" x 8'0" with range of wall and base units with working surfaces over incorporating 1½ bowl sink unit & drainer, space for freestanding electric oven with concealed extractor hood over, space for undercounter fridge, washer plumbing, small pantry cupboard and part glazed stable style uPVC door to the driveway.



SITTING ROOM: 14'9" x 11'8" (into feature bay window with stained & leaded glass and country views) with coved ceiling, coal effect gas fire to chimney breast (currently decommissioned) and 2 wall light points.

DINING ROOM: 16'1" x 11'8" with feature open fire with tiled surround & hearth and doors 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.



CONSERVATORY: 13'9" x 8'1" with door to garden

TO THE FIRST FLOOR

LANDING: with roof void access via drop down ladder and attractive stained & leaded window to the gable end.

BEDROOM 1: 12'9" x 11'10" with attractive stained & leaded glass window with views to the front towards the countryside.

BEDROOM 2: 12'6" x 11'7" with picture rail, fitted wardrobe, further storage cupboard and views towards Cowling Pinnacle.



BEDROOM 3: 9'7" x 6'3" (max) with leaded window and storage over the stairs.

BATHROOM: 7'10" x 6'1" comprising corner bath with shower head attachment, low suite w.c, pedestal wash hand basin, part tiled/boarded walls, shaver socket and access to storage cupboard of bedroom 2.



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 OUTSIDE

There is a large driveway providing parking for several vehicles and the possibility for a caravan or motorhome, giving access to a **DETACHED GARAGE / WORKSHOP: 19'2" x 11'8"** with roller doors, power and light.

There are gardens to the front & side comprising lawns, established planting and trees. The low maintenance rear garden consists of an area of artificial turf, a flagged patio, potting shed, planted borders and a favourable southerly aspect. There are also 2 outbuildings (one housing the Vokera combination boiler with storage facilities); the other having a low suite w.c, cold water tap and power & light.



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

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.

POST CODE: BD22 0BD

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: £259,950 – NO CHAIN

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.



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