



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

## A WELL PRESENTED & MUCH IMPROVED 2 BEDROOMED TERRACED HOUSE SITUATED IN THE POPULAR SEMI- RURAL VILLAGE OF COWLING



### 2 FOLD LANE COWLING

This stone built terraced house has been **the subject of modernisation and is now ready for immediate occupation**, briefly including stylish Kitchen & Bathroom fittings, **modern windows & doors, new carpets & full redecoration throughout.**

The well presented accommodation includes a **Breakfast Kitchen** and a **spacious Sitting Room** complemented by a good sized Master Bedroom, a cleverly laid out smaller single Bedroom with a fitted bed and a generous Bathroom suite, also having **easily maintained flagged yards to the front & rear.**

## PRICE: £125,000

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://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.**

**Offered with no forward chain, the property in detail comprises:**

### **TO THE GROUND FLOOR**

Half glazed uPVC door to:

**BREAKFAST KITCHEN:** 15'3" x 6'6" with wall & base units with worktops over, 1½ bowl stainless steel sink unit, oven & 4 ring gas hob with extractor hood over, washer plumbing, space for tall fridge freezer, Vinyl flooring, breakfast bar, ceiling downlights, cupboard housing the Ideal combination and uPVC door to the rear yard.



**SITTING ROOM:** 15'0" x 11'9" with contemporary electric fire and open staircase to the first floor with useful storage under.



### **TO THE FIRST FLOOR**

**LANDING:** 9'4" x 6'2" with rear windows and access to the loft.

**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:** 8'5" x 13'7" (max).

**BEDROOM 2:** 8'6" x 6'6" with fitted single bed over the bulkhead of the stairs.



**BATHROOM:** 8'9" x 6'4" with 3 piece suite comprising bath with tiled panel with shower head attachment, pedestal wash basin, low suite w.c, deep airing cupboard, chrome ladder radiator, Vinyl flooring and window with frosted glass.

### **TO THE OUTSIDE**

There is a an easily maintained flagged yard to the front and also to the rear; the latter being enclosed by high level stone walls and a timber gate.

**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.

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**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.

**PRICE:** £125,000

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)



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