



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED INDIVIDUAL 2 BEDROOMED BUNGALOW SITUATED IN THE ORIGINAL PART OF THIS POPULAR SEMI-RURAL VILLAGE



**THE BUNGALOW
PARK ROAD
COWLING**

Faced in cut & dressed Yorkshire stone with a traditional blue slate roof, **this interesting property is very much a 'one off' with there being very few bungalows in the village;** standing on the level set back nicely from the main road but also **within close proximity to amenities in the village and having good road & network links to Cross Hills and larger business centres via the easily accessible M65.**

The beautifully presented accommodation includes: **a welcoming Hallway, generous bay fronted Sitting Room, 2 Double Bedrooms, a contemporary Shower Room and a superb open plan Living / Dining Kitchen with a separate Utility and useful roof void storage.**

PRICE: £165,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Highly recommended for closer inspection and offered with no forward chain, the bungalow comprises in more detail:

Side uPVC door to:

PORCH: with matted flooring.

HALLWAY: 9'10" x 6'3" (average).

SITTING ROOM: 14'0" x 16'9" (into attractive splay bay window) with feature ornamental fireplace, 2 wall light points, coving, picture rail and ceiling rose.



BEDROOM 1: 12'11" x 11'3" with window to the rear garden and coved ceiling.

BEDROOM 2: 10'0" x 9'1" with coved ceiling.

SHOWER ROOM: 7'1" x 5'0" with contemporary suite comprising shower enclosure, low suite w.c, wash hand basin with cupboards under, chrome ladder radiator, tiled walls, ceiling downlights, tile effect flooring and window with frosted glass.



DINING ROOM: 12'4" x 10'5" with picture rail, 2 side windows and open plan layout 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.



BREAKFAST KITCHEN: 10'0" x 8'8" with modern wall and base units with Oak effect worktops over, 1½ bowl composite sink unit & drainer, oven/grill & 4 ring gas hob with glass splash back & extractor hood over, part tiled walls, breakfast bar with space for 2 stools, ceiling downlights, tiled effect flooring and part glazed uPVC door to the rear yard.



UTILITY: 10'0" x 3'2" with tile effect flooring, washer plumbing, Ideal combination boiler and access to useful attic storage space over the kitchen.

TO THE OUTSIDE

There is a shallow foregarden and an easily managed rear yard which catches the afternoon sun.



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.

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

POST CODE: BD22 0BP

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: £165,000

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

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