



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A DECEPTIVELY SPACIOUS 2 BEDROOMED TERRACED COTTAGE ARRANGED OVER 3 FLOOR LEVELS WITH THE RARE ADVANTAGE OF A LARGE GARDEN AND PRIVATE PARKING TO THE REAR**



**69 KEIGHLEY ROAD  
COWLING**

**This impressive 2 Bedroomed stone built terrace spans 3 floor levels covering circa 900 sq ft, briefly comprising a Hallway, 2 Reception Rooms and a Dining Kitchen to the lower ground floor (plus a large Cellar Room with potential for conversion), complemented by 2 Double Bedrooms and a luxury 4 piece Bathroom, externally having the unexpected advantage of a large garden and off street parking.**

**Cowling is an ideal community for those seeking the pleasures of semi-rural living, with the village itself known for having an excellent primary school and popular country walks virtually from the doorstep, whilst the larger centres of Cross Hills, Colne and Skipton are all within short travelling distance by car.**

**PRICE: £187,500**

**Tel: 01535 637333**

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

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



With great flexibility to the layout and further potential to convert the cellar room, properties of this size with parking & gardens are difficult to find in this price region, the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed door to:

**HALL:** with staircase to the first floor with exposed stone walls.

**SITTING ROOM:** 14'1" x 12'3" with exposed stone to the chimney breast & alcoves, fireplace opening with flagged hearth, laminate floor and useful under stairs store.



**SNUG:** 15'5" x 9'5" with solid fuel stove recessed to the chimney breast with flagged hearth and Oak lintel over, original fitted cupboards to the alcoves (one housing the Ideal combination boiler), 2 windows to the rear elevation, coved ceiling and staircase to the lower ground floor.



### **TO THE LOWER GROUND FLOOR**

**DINING KITCHEN:** 15'4" x 9'4" with range of wall and base units with laminate worktops over, 1½ bowl stainless steel sink unit & drainer, electric oven and 4 ring electric hob with extractor hood over, integrated fridge freezer and dishwasher, washer plumbing, tiled floor, space for dining table, exposed beams and window & door 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.



**CELLAR ROOM:** 14'0" x 8'10" with flagged floor, window, power & light - a great space currently utilised for storage but with potential to create further living accommodation. There is also further storage under the original stone steps from the sitting room (currently boarded off).



### **TO THE FIRST FLOOR**

**LANDING:** with roof void access.

**BEDROOM 1:** 15'3" x 10'8" (max) with exposed floorboards and 2 windows to the front.

**BEDROOM 2:** 12'11" x 8'2" (max).



**BATHROOM:** 9'2" x 8'3" (max) a superb 4 piece suite comprising walk-in shower enclosure with thermostatic unit & glass screen, freestanding bath with showerhead attachment, low suite w.c, wash hand basin, tiled floor, part tiled walls, frosted uPVC window and extractor fan.

### **TO THE OUTSIDE**

The rear garden and parking can be accessed from Park Road (with right of access granted through a neighbouring property for a courteous parking arrangement).

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The garden consists of a flagged patio, large artificial lawn and a lower flagged patio / parking area with a large timber access gate. Further street parking is available to the front.



**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.

**POST CODE: BD22 0BX**

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

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