



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**NOW REQUIRING GENERAL MODERNISATION
THROUGHOUT – A WELL PROPORTIONED 2 BEDROOMED
TOWNHOUSE WITH AN ALLOCATED PARKING SPACE AND
SUNNY GARDEN IN A POPULAR VILLAGE LOCATION**



52 KEIGHLEY ROAD COWLING

Sensibly priced to reflect the requirement for full modernisation throughout, the property provides the opportunity for a purchaser to refurbish to **their own taste & specification**, with the easily managed **2 Bedroomed accommodation** being served by gas fired central heating and sealed unit double glazing and **further comprising; a spacious Sitting Room, Dining Kitchen with access to the South facing garden** and a 3 piece Bathroom, having the **added benefit of an allocated parking space** in the car park to the rear.

PRICE: £155,000 – 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** (where there are wider range of shops, services and schools available) Colne and the M65.

TO THE GROUND FLOOR

Part glazed timber entrance door to:

HALLWAY: with staircase to the first floor.

SITTING ROOM: 13'9" x 10'1" with coal effect gas fire with timber surround, coved ceiling, useful understairs store cupboard.



DINING KITCHEN: 13'2" x 9'5" (max) range of wall and base units with laminate worktops over incorporating electric oven and 4 ring gas hob with tiled splash back, composite sink unit and drainer, washer plumbing, Worcester combination boiler, dining area and half glazed door to the rear garden.



TO THE FIRST FLOOR

LANDING: with roof void access.

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: 13'2" x 11'8" (max) useful store cupboard over the stairs and coved ceiling.



BEDROOM 2: 11'4" x 6'8" with views to the hills and over the garden.

BATHROOM: 6'1" x 5'6" comprising panelled bath with shower head attachment, low suite w.c, pedestal wash hand basin, tiled floor, extractor fan and frosted window.



TO THE OUTSIDE

There is a small foregarden with a lawn and a established conifer tree. The enclosed rear garden has a Southerly aspect, is majority lawned with steps to the rear shared parking area where the property benefits from one allocated space, the garden being bounded by high timber fencing.

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

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 0BH

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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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