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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A COMPREHENSIVELY RESTORED 2 BEDROOMED
TERRACE WITH AN EXTENDED UTILITY & CLOAKROOM
SITUATED IN THE POPULAR SEMI-RURAL
VILLAGE OF COWLING**



**8 FOLD LANE
COWLING**

This traditional Yorkshire stone terrace has recently been **the subject of full modernisation and is now complete to noticeably high standard**, briefly including **new gas heating system & boiler, new kitchen & bathroom, new composite door, re-roofed extension, new floor coverings, replastering & full redecoration throughout.**

The larger than expected accommodation includes a **Hallway, Sitting Room, Dining Kitchen and Utility & Cloakroom**, complemented by a generous **Landing/Study Area, 2 well proportioned Bedrooms** and a **stylish Bathroom suite**, also having a **Cellar & part boarded Attic with a Velux window** (both offering even further potential).

PRICE: £165,000

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 from the door step; also being well placed for access to Cross Hills, Colne and the M65.

Offered with no forward chain, the property is sure to impress and in detail comprises:

TO THE GROUND FLOOR

New part glazed composite door to:

HALLWAY: with Oak effect flooring, half glazed door to inner hall with matching flooring and staircase to the first floor.



SITTING ROOM: 11'3" x 10'10" with matching flooring, feature panelled wall, modern light fitting and fireplace recess with stone hearth and timber mantel.



DINING KITCHEN: 11'8" x 9'7" with matching flooring, new wall & base units with worktops over, 1½ bowl ceramic sink & drainer, oven & 4 ring gas hob with extractor hood over, ceiling downlights, thoughtfully designed space for a fridge & small dining table and access to a **CELLAR** which offers further potential.

UTILITY: 11'9" x 6'6" (re-roofed) with matching flooring, base unit with worktop over, plumbing for washer, ceiling downlights and half glazed uPVC door to the rear yard.

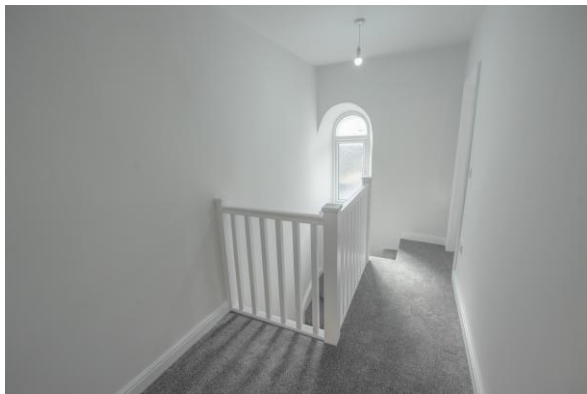
NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



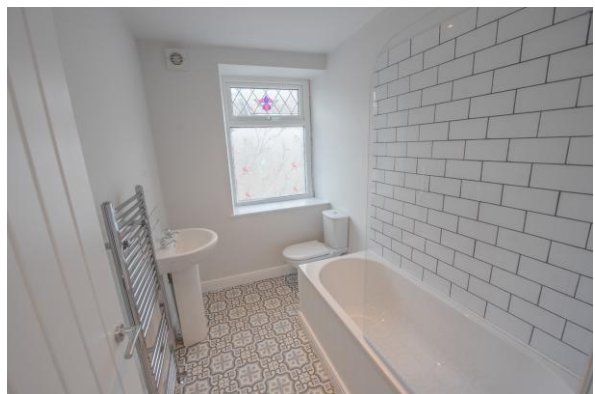
CLOAKROOM: with matching flooring, low suite w.c, wash hand basin with cupboard under, extractor fan, ceiling downlights and cupboard concealing the new combination boiler.

TO THE FIRST FLOOR

LANDING & STUDY AREA: 11'10" x 6'0" a light & generous space with power point, arched rear uPVC window, ladder access to part boarded Attic with Velux window and further inner landing with a useful storage/linen cupboard.



BEDROOM 1: 11'10" x 8'9" with feature fireplace.



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BEDROOM 2: 11'4" x 9'2".

BATHROOM: 7'11" x 5'7" with new stylish 3 piece suite comprising panelled bath with shower over & feature tiled wall, pedestal wash basin, low suite w.c, chrome ladder radiator, extractor fan, mosaic tile effect vinyl flooring, ceiling downlights and window with frosted glass.

TO THE OUTSIDE

There is a shallow forecourt and an easily managed yard to the rear on the favourable south west side enclosed by stone walls with an access 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.

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.

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

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