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A SMARTLY PRESENTED 3 BEDROOMED HOUSE WITH AN EXTENDED KITCHEN SITUATED IN A POPULAR PART OF THE VILLAGE WITH SUPERB ELEVATED VIEWS TOWARDS THE PINNACLE



12 PARK ROAD COWLING

Standing in a favourable position towards the end of a row of similar houses and **consequently enjoying a fantastic open outlook down the valley and towards Cowling Pinnacle**, this impressive 3 Bedroomed terrace has been **the subject of recent improvement to include new carpets and decoration throughout.**

The accommodation briefly includes a cosy **Sitting Room** with a solid fuel stove, a large **Dining Room** and a stylish **Kitchen extension** (both with under floor heating), having 3 **first floor Bedrooms** and a modern Bathroom suite; the whole providing a **ready-made home**, well suited to a variety of purchasers.

PRICE: £195,000 – 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, Colne and the M65.

Recommended for closer inspection, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed composite entrance door to:

VESTIBULE: 4'9" x 4'0" with fitted cupboards with seat over, coat hooks and multi-paned inner door to:

SITTING ROOM: 15'2" x 12'0" with solid fuel stove on stone flagged hearth with Oak lintel.



DINING ROOM: 14'6" x 11'7" with tiled floor (with under floor heating), exposed stone chimney breast, space for American fridge/freezer, 3 stylish downlights, tall feature window and staircase to the first floor with deep pantry/store under



BREAKFAST KITCHEN: 14'0" x 6'3" with modern range of white gloss wall and base units with granite effect worktops, composite 1½ bowl sink unit, 4 ring electric hob and oven with extractor hood over, washer plumbing & space for further utilities, cupboard housing the Remeha combination boiler, tiled floor with under floor heating, fitted fold leaf table, ceiling downlights, windows on 2 sides and 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.



TO THE FIRST FLOOR

LANDING: 6'2" x 4'0" with access to roof void.

BEDROOM 1: 11'10" x 9'4"

BEDROOM 2: 14'4" x 7'3" with superb elevated views towards Cowling Pinnacle.



BEDROOM 3: 12'0" (max) x 5'8"

SHOWER ROOM: 10'1" x 7'9" with shower enclosure, low suite w.c, pedestal wash hand basin, window with frosted glass, chrome towel radiator, ceiling downlights and tiled display/storage space over the bulkhead of the stairs, majority tiled walls and tiled floor.



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TO THE OUTSIDE

There is a small flagged rear yard and a further gravelled sitting out area. Street parking is available to the front.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax band B levied by Craven District Council.

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 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.

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

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