



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN INTERESTING 3 BEDROOMED FAMILY HOME
COVERING 3 FLOOR LEVELS INCLUDING A GARAGE AND
EASILY MANAGED GARDENS SITUATED IN A QUIET PART OF
THE VILLAGE WITH SUPERB RURAL VIEWS**



12 SCAR VIEW COWLING

Tucked away in a little known location with fabulous elevated views over fields & countryside, this stone built family home combines original period features with modern comforts (including a feature solid fuel stove and new windows & doors), also having the benefit of a garage and private parking, commodities which are difficult to find in this price range & location.

The accommodation covers approximately 1150 sq ft including 2 light & airy Reception Rooms, 3 second floor Bedrooms and a versatile ground floor Gym/Games Room with a separate Utility & w.c, externally having easily maintained flagged gardens to the front & rear.

PRICE: £249,950

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

Half glazed uPVC door to:

GYM / WORKSHOP: 14'10" x 13'5" a versatile space including fitted cupboards, sink unit, part tiled walls, combination boiler and staircase to the first floor.

UTILITY & W.C: 9'1" x 4'10" with low suite w.c, base units with worktops over, tiled floor, window with frosted glass and useful storage space under the stairs.

TO THE FIRST FLOOR

HALLWAY: 14'6" x 5'8" with plaster archway and traditional staircase to the second floor.

DINING ROOM: 13'5" x 12'7" with feature solid fuel stove, views towards Cowling Pinnacle, fitted cupboards and a lovely open plan layout to:

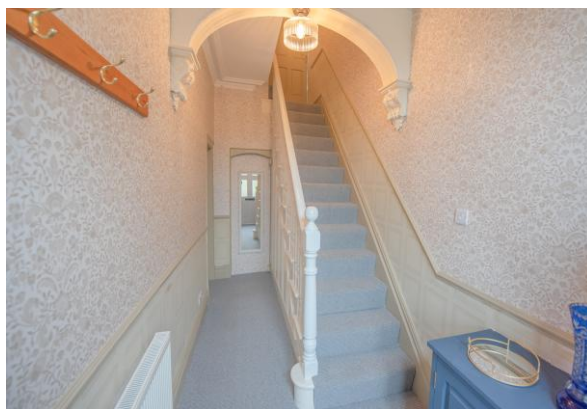


NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



SITTING ROOM: 12'0" x 11'1" with fabulous rural views over fields.

KITCHEN: 10'0" x 6'0" with range of wall and base units, worktops, composite sink & drainer, space for oven/hob, vinyl flooring and staircase down to the ground floor.



TO THE SECOND FLOOR

LANDING: 9'0" x 5'8" with access to roof void.

BEDROOM 1: 13'0" x 10'9" with fitted cupboards and superb elevated rural views over fields.



BEDROOM 2: 11'8" x 11'7" (plus fitted cupboards) with views towards Cowling Pinnacle.

BEDROOM 3: 8'2" x 7'3" with fitted cupboards & drawers and similar views to bedroom 1.

BATHROOM: 7'1" x 5'0" with 3 piece suite comprising panelled bath with shower over, low suite w.c, wash hand basin, vinyl flooring, part tiled walls, extractor fan and window with frosted glass.

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TO THE OUTSIDE

There is a flagged sitting out area to the front which enjoys a fabulous outlook on the west side with uninterrupted views over fields.

There is a further secure flagged sitting out area to the rear enclosed by stone walls with access to the ground floor and steps up to the first floor. There is also a detached **GARAGE**: 17'2" x 10'9" with an upgraded fibreglass roof, power & light, side window and electric door.

There is a parking space immediately in front of the garage, a second space opposite it and a further unofficial space which is shared with neighbours.



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

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 0BW

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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