



wilman&wilman
ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN INTERESTING 5 BEDROOMED STONE BUILT END
TERRACED HOUSE WITH A LOVELY OUTLOOK OVER
FIELDS SITUATED IN THE POPULAR SEMI-RURAL
VILLAGE OF COWLING**



**3 LANE ENDS
COWLING**

Originally forming 2 independent dwellings, this end terraced house consequently provides a significantly larger than expected floor area of approximately 1700 sq ft, being situated in a highly respected location just outside the centre of the village.

The unusually versatile accommodation includes a Hall/Utility, Kitchen with separate Dining Area, Sitting Room, and a Snug or ground floor 5th Bedroom, being complemented by a House Bathroom, further w.c, 4 Double Bedrooms and an optional 6th Bedroom or Study to the first floor.

PRICE: £197,500

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Handily located close to **the village pub, convenience store and a highly regarded primary school**, this individual property will be **well suited to a large family or to an investor with a view to it being run as a holiday let or Airbnb.**

Offering exceptional value for money for a house of this size, the accommodation comprises in detail:

THE GROUND FLOOR

Entrance door to:

HALL / UTILITY: 13'7" x 9'5" (avg) with vinyl flooring, fitted cupboards and Worcester combination boiler.



KITCHEN: 12'10" x 11'5" (avg) with wall & base units in white with contrasting worktops over, stainless steel sink & drainer, oven & 4 ring electric hob, vinyl flooring, part tiles walls and step up to open plan:

DINING ROOM: 11'3" x 7'7" with matching flooring and picture window with lovely views over fields towards the pinnacle.

INNER HALL: with staircase to the first floor



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: 16'2" x 12'0" with coal effect gas fire, 2 arched recesses and half glazed & leaded door to the front.

SNUG / BEDROOM 5: 14'10" x 12'7" (avg) with fitted cupboard and useful understairs store.

THE FIRST FLOOR

LANDING: with independent W.C with wash hand basin.

BEDROOM 1: 12'5" x 9'6" with lovely views over fields.



BEDROOM 2: 12'7" x 11'5" with similar views.

BEDROOM 3: 15'6" x 6'8" (inclusive of a store/open wardrobe behind the stairs bulkhead) with similar views.



BEDROOM 4: 12'0" x 7'8" with similar views.

STUDY / BED 6: 8'10" x 6'2" (avg) with fitted bunk bed

SHOWER ROOM: 9'8" x 5'4" with shower enclosure, low suite w.c, pedestal wash basin, tiled floor and window with frosted glass.

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TO THE OUTSIDE

There is a small foregarden with cast iron railings. Parking is readily available on the road immediately to the front.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. Solar panels are installed and contribute significantly to running costs. 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.

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

POST CODE: BD22 0JY

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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