



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN BEAUTIFULLY PRESENTED 3 BEDROOMED
END TOWN HOUSE WITH LOVELY RURAL VIEWS
SITUATED ON A HIGHLY REGARDED CUL-DE-SAC BY
MESSRS SKIPTON PROPERTIES**



1 CARR MEADOWS COWLING

Occupying a favourable plot with a generous garden and a double width block paved driveway, this end town house provides well-presented accommodation including a Hallway and ground floor w.c, spacious Sitting Room and a full width Dining Kitchen with doors to the garden, being complemented by 3 well proportioned Bedrooms and a stylish family Bathroom.

Constructed approximately 13 years ago by well respected local builders Messrs Skipton Properties, Carr Meadows is situated towards the top end of the village, being within walking distance of a friendly pub and a highly regarded primary school.

PRICE: £245,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Also being handily placed within a short drive of Cross Hills and connections via the M65, the property will be of likely appeal to a variety of purchasers and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: 6'0" x 4'10" with staircase to the first floor.

CLOAKROOM: with low suite w.c, pedestal wash basin, ceiling downlights, vinyl flooring and window with frosted glass.

SITTING ROOM: 16'11" x 13'0" with laminate flooring and useful under stairs store.



DINING KITCHEN: 16'1" x 8'1" with wall and base units with worktops over, integrated fridge/freezer, integrated dishwasher, oven and 4 ring electric hob with concealed extractor hood over, part tiled walls, ceiling downlights, tiled floor and generous **DINING AREA** with glazed doors to the rear garden.



TO THE FIRST FLOOR

LANDING: 9' x 7'5" (max) with gable end window.

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: 12'0" x 9'9" with range of fitted bedroom furniture and views towards Cowling Pinnacle.



BEDROOM 2: 13'1" x 8'4" with fitted wardrobe.

BEDROOM 3: 9'5" x 7'5" with fitted wardrobe.



BATHROOM: 5'11" x 5'10" with 3 piece suite comprising panelled bath with shower over in tiled walls with glass screen, low suite w.c, wash hand basin with drawers under, vinyl flooring, ceiling downlights, chrome ladder radiator, extractor fan and window with frosted glass.

TO THE OUTSIDE

There is a double width block paved driveway providing parking for 2 cars and flagged path & side gate giving access to the rear.

The rear is part flagged, decked and chipped in blue slate securely enclosed by panelled fencing.

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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. Solar panels are installed and provide a saving on the heating of water. 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 0BR

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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