



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BEAUTIFULLY PRESENTED & MODERNISED  
2 BEDROOMED END TERRACED COTTAGE WITH THE RARE  
ADVANTAGE OF A DOUBLE WIDTH DRIVEWAY, AN  
ENCLOSED GARDEN AND A CONVERTED ATTIC**



## **4 WOODLAND STREET COWLING**

Attractively constructed in cut and dressed Yorkshire stone and **fully modernised throughout**, this substantial end terraced cottage has the **rare advantage of a double width gravelled driveway and an enclosed garden to the rear, commodities which are very difficult to find with properties in this price region.**

The property briefly comprises a **large inviting Hallway, Dining Kitchen, Sitting Room and a Utility with Cloakroom. Two generous Double Bedrooms and a luxurious Bathroom** are at first floor level, with a staircase giving access to a **superb converted Attic, ideal as a work from home space or providing excellent storage.**

## **PRICE: £199,950**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Woodland Street is situated towards the top end of the village **close to a friendly pub and a highly regarded primary school. Also being within short driving distance to Cross Hills and having good connections via the M65**, the property will be of likely appeal to a variety of purchasers and in detail comprises:

### **TO THE GROUND FLOOR**

uPVC door to:

**HALLWAY:** with vinyl tile floor, coved ceiling and staircase to the first floor.

**DINING KITCHEN:** 13'0" x 10'2" with range of wall and base units with Quartz worktops over incorporating space for range cooker with extractor hood over, recessed ceramic sink, matching flooring and space for a dining table.



**UTILITY:** 11'6" x 5'10" with range of wall and base units with laminate worktops, stainless steel sink unit & drainer, washer plumbing, space for tall fridge freezer, matching flooring and half glazed uPVC door to the garden.

**CLOAKROOM:** with low suite w.c, part panelled walls and vinyl tile 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:** 12'4" x 10'5" with coal effect gas fire with surround & mantel, large window with shutters, picture rail and coved ceiling.

### **TO THE FIRST FLOOR**

**LANDING:** with staircase to the 2<sup>nd</sup> floor, useful cupboard under and arched window.

**BEDROOM 1:** 11'3" x 11'0" with window shutters and feature fireplace with tiled hearth.

**BEDROOM 2:** 10'1" x 9'8" with feature fireplace, tiled hearth, fitted wardrobe and I-maxi combination boiler (1 year old).



**BATHROOM:** 8'2" x 4'2" comprising bath with electric shower over & glass screen, low suite w.c, pedestal wash hand basin, Karndean flooring, window shutters, extractor fan and chrome ladder towel rail.



### **TO THE SECOND FLOOR**

**ATTIC ROOM:** 15'10" x 7'7" with Velux window - ideal as a work from home space or providing excellent storage.

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## **TO THE OUTSIDE**

The property has the **very rare advantage of a double width gravelled driveway and an enclosed garden for properties in this price region.**



The garden comprises flagged patios, planted borders, space for a timber shed and a cold water tap; being safely enclosed for those with children & pets.

**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.

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

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**POST CODE: BD22 0BS**

**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](http://www.wilman-wilman.co.uk)**

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