



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A DECEPTIVELY SPACIOUS TWO BEDROOMED COTTAGE  
STANDING ON A ROW OF SIMILAR PROPERTIES OVERLOOKING  
THE PARK TO THE REAR AND BORDERING OPEN COUNTRYSIDE**



## **LAVENDER COTTAGE, 7 MIDDLETON COWLING**

**Standing in an area of similar period dwellings which possibly date back as early as the 1830's, this interesting property is constructed in natural coursed Yorkshire stonework covered with a heavy grey slate roof and forms part of the Middleton community, an unspoilt satellite hamlet only a mile away from the centre of Cowling village, and a minutes' walk from the primary school.**

**The cottage provides light and airy accommodation of considerable charm and character which includes a good sized Sitting Room with a solid fuel stove, a Dining Kitchen, 2 Double Bedrooms and a modern Bathroom, with the well maintained garden having a favourable westerly aspect with views over and access to the park at the rear.**

## **PRICE: £219,950**

**Tel: 01535 637333**

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

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



**The cottage stands close to open fields with the Pennine Way walking route passing close by, but is also within 5 minutes' drive of nearby Cross Hills which provides a wide range of everyday amenities and South Craven Secondary school. There is also good access to East Lancashire and the M65 motorway; ideally located for those seeking a rural lifestyle without being too isolated.**

## **TO THE GROUND FLOOR**

Timber entrance door to:

**PORCH:** 4'6" x 2'11" oak effect tiled floor, coat hooks, shoe rack and part glazed inner door to:

**SITTING ROOM:** 14'10" x 14'10" solid fuel stove recessed to chimney breast with stone hearth and lintel, exposed stone wall and beams, window seat, spindled staircase to the first floor and multi-paned doors to:



**DINING KITCHEN:** 12'6" x 12'6" range of wall and base units with granite worktops over incorporating electric oven and grill, 4 ring electric hob with concealed extractor hood over, recessed ceramic sink, washer, dryer and dishwasher plumbing, space for tall fridge freezer, oak effect tiled floor, wood panelled ceiling, Worcester combination boiler and half glazed door to the garden.



**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.

**BEDROOM 1:** 13'3" x 12'2" (plus deep range of fitted wardrobes) coved ceiling, exposed stone wall, storage over the bulkhead, range of fitted wardrobes, 2 windows to the front and ladder access to the boarded roof void.



**BEDROOM 2:** 12'6" x 6'11" (plus fitted storage) with views over the playing field to the rear.

**BATHROOM:** 7'10" x 6'10" comprising panelled bath with thermostatic shower and glass screen, low suite w.c, wash hand basin on vanity unit, extractor fan, cast iron feature radiator, oak effect tiled floor and frosted uPVC window.



## TO THE OUTSIDE

To the front is a small, gravelled fore-garden, and street parking is also available.

The rear garden has a favourable westerly aspect overlooking the well maintained park. The garden comprises a small, flagged patio, raised lawn with planted border, a built in BBQ area, a block paved seating area and a pedestrian gate giving direct access to the park. There is also a small storage outbuilding at the end of the row of cottages.

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

**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.

**POST CODE: BD22 0DQ**

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

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