



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A FULLY MODERNISED TERRACED HOUSE SPANNING  
THREE FLOORS WITH 3 DOUBLE BEDROOMS AND A STUDY  
SITUATED IN THE POPULAR SEMI-RURAL  
VILLAGE OF COWLING**



**9 GIBB STREET  
COWLING**

**Unexpectedly covering 3 floor levels and consequently providing 3 double Bedrooms & a Study, this stone built terrace has been the subject of full modernisation and is undoubtedly the biggest & best we have seen on the street, briefly including modern Kitchen & Bathrooms, new windows & doors, a re-wire, new plumbing & boiler and high quality carpets & redecoration throughout.**

The accommodation also includes a spacious Sitting Room with a solid fuel stove within a feature stone fireplace, space to dine in the Kitchen and a good sized easily maintained yard which has been re-flagged in Yorkshire stone.

**PRICE: £177,500**

**Tel: 01535 637333**

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

**Highly recommended for closer inspection, the property in detail comprises:**

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**HALL:** with laminate flooring and stairs to the first floor.

**SITTING ROOM:** 15'1" x 12'9" with ceiling downlights and solid fuel stove within feature stone fireplace.



**DINING KITCHEN:** 15'5" x 8'4" with new wall & base units with worktops over, composite sink & drainer, oven & 4 ring gas hob with glass splashback & extractor hood over, cupboard housing the Baxi combination boiler, integrated slimline dishwasher, space for washing machine & tall fridge freezer, 2 windows to the rear, laminate flooring and space for a dining table with half glazed door to the rear and a useful understairs store.

### **TO THE FIRST FLOOR**

**LANDING:**

**BEDROOM 2:** 15'2" x 9'9" a generous double room with original feature fireplace.

**BEDROOM 3:** 10'5" x 8'7".

**SHOWER ROOM:** 6'2" x 5'0" with modern 3 piece suite comprising corner shower enclosure in Mermaid boarded walls, wash basin with drawers under, low suite w.c, chrome ladder radiator, extractor fan, ceiling downlights and window with frosted glass.

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



**STUDY:** 5'10" x 10'7" (max – inclusive of enclosed staircase to the second floor).



### **TO THE SECOND FLOOR**

**BEDROOM 1:** 15'8" x 12'5" with vaulted ceiling with exposed beams & Velux window, under eaves storage and further gable end window with elevated views.



### **TO THE OUTSIDE**

The rear garden has been re-flagged in Yorkshire stone and includes a cold water tap and a security light.

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There is a pedestrian right though the neighbouring yards and street parking is available to the front.



**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.

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

**POST CODE: BD22 0BJ**

**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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