



**Sun Street, Cowling, BD22 0BB**

**Asking Price £165,000**

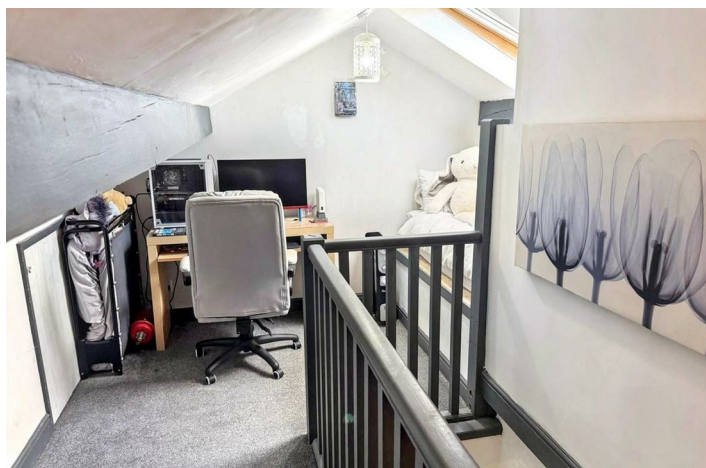
- EXCEPTIONAL MID TERRACE PROPERTY
- ENCLOSED PAVED REAR GARDEN
- SUPERB LOFT ROOM
- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- RAISED COVERED DECKING AREA
- SPACIOUS DINING KITCHEN
- MOVE IN READY

## Sun Street, Cowling, BD22 0BB

Beautifully renovated and thoughtfully enhanced by the current owner, this exceptional two-bedroom home offers stylish, spacious accommodation that is perfectly suited to modern family living. Every room has been finished with care and attention to detail, blending contemporary décor with practical living space.



Council Tax Band: A



## PROPERTY DETAILS

Beautifully renovated and thoughtfully enhanced by the current owner, this exceptional two-bedroom home offers stylish, spacious accommodation that is perfectly suited to modern family living. Every room has been finished with care and attention to detail, blending contemporary décor with practical living spaces, while the addition of a superb loft room provides valuable versatility for those working from home, pursuing hobbies or simply needing extra space.

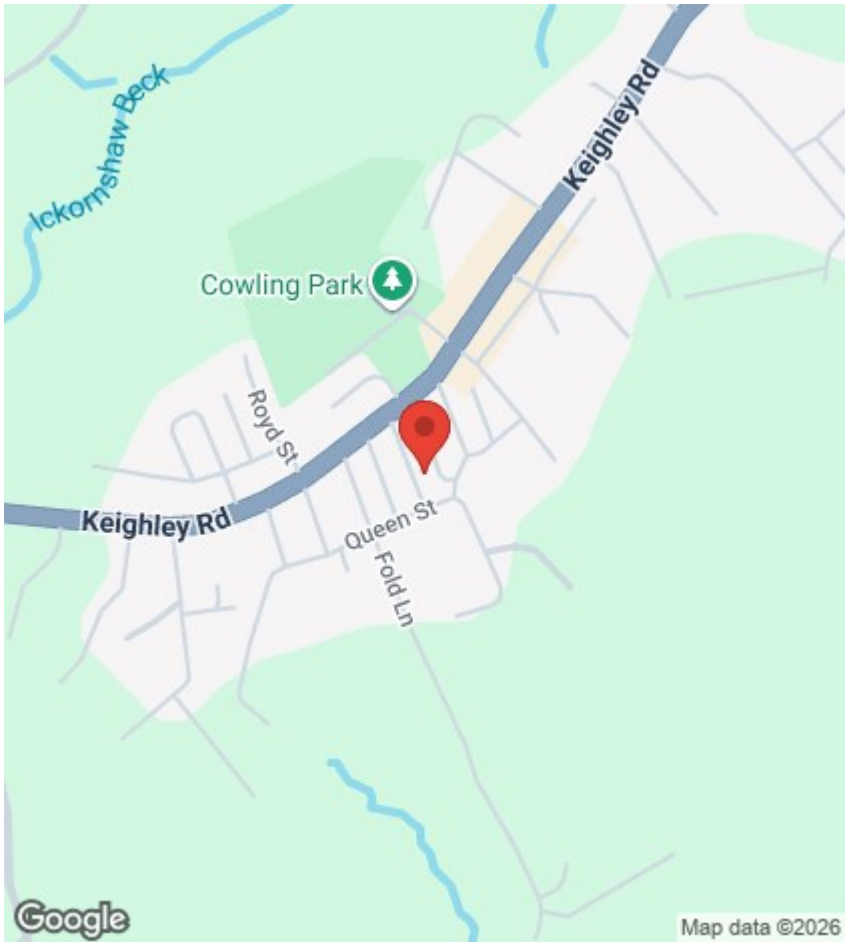
Stepping inside, the welcoming entrance hall sets the tone for the rest of the property, leading through to an impressive sitting room featuring striking modern décor and quality carpeting, creating a warm and inviting space to relax.

To the rear, the generous dining kitchen is undoubtedly the heart of the home, fitted with an attractive range of quality wall and base units complemented by an integrated electric oven, gas hob and extractor hood. There is also a useful understairs storage cupboard, while a door provides direct access to the beautifully presented rear garden, making it ideal for both everyday family life and entertaining.

The first floor offers two generously proportioned bedrooms, with the principal bedroom enhanced by a stylish panelled feature wall, together with a contemporary house bathroom finished to a high standard. A staircase leads to the impressive loft room, flooded with natural light from a Velux window and benefiting from under-eaves storage along with a built-in bed, creating a superb multi-purpose space with endless possibilities.

Outside, the property continues to impress with a beautifully landscaped rear yard featuring Indian stone paving and an attractive covered raised decking area, providing the perfect setting for relaxing or entertaining throughout the year. An outside tap adds further practicality.

Enjoying a pleasant position within the sought-after semi-rural village of Cowling, the property offers the perfect balance of countryside living and everyday convenience. The village benefits from a well-regarded primary school and local amenities, while the nearby village of Cross Hills provides a wider range of shops, cafés and services, together with the highly acclaimed South Craven Secondary School. This is a wonderful opportunity to acquire a beautifully presented home that is ready to move straight into and enjoy from day one.



## Viewings

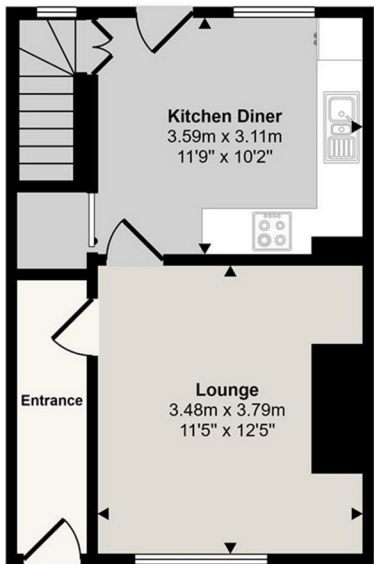
Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

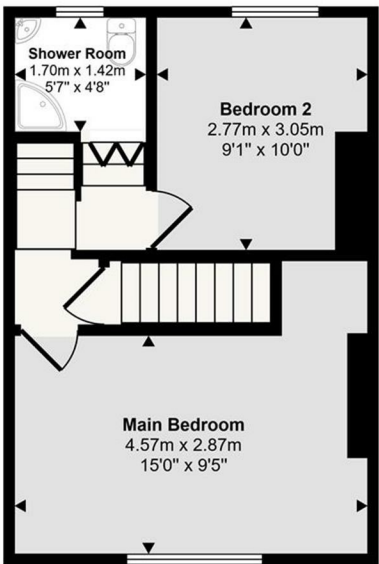
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 82                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

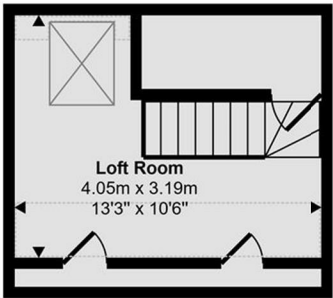
Approx Gross Internal Area  
78 sq m / 843 sq ft



Ground Floor  
Approx 32 sq m / 344 sq ft



First Floor  
Approx 32 sq m / 343 sq ft



Second Floor  
Approx 14 sq m / 156 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.