







Park Road, Cowling, BD22 0BP

Asking Price £199,950

- NO UPPER CHAIN
- FOUR BEDROOMS
- ON STREET PARKING TO THE FRONT
- MODERN COMBINATION BOILER
- VERSATILE LIVING SPACE
- STONE BUILT END TERRACE
- ACCOMODATION OVER THREE FLOORS
- SMALL FRONT GARDEN & REAR YARD
- A CONTEMPORARY BATHROOM
- EXCELLENT PROSPECT FOR GROWING FAMILIES

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
01535 636238
crosshills@wilman-lodge.co.uk
www.wilman-lodge.co.uk

Park Road, Cowling, BD22 0BP

'MORE SPACE THAN YOU MIGHT EXPECT!!' Offering a wonderful combination of traditional character, generous living space and exciting lifestyle potential, this appealing stone-built terrace occupies a particularly favourable position at the end of a row of similar properties in the popular village of Cowling. The enviable gable-end position allows natural light to flood into the accommodation while enjoying pleasant aspects, creating a home with a lovely sense of space and individuality.

4 1 2 D

Council Tax Band: C







PROPERTY DETAILS

ACCOMMODATION OVER THREE FLOORS | CELLAR | GABLE-END WINDOWS | SEMI-RURAL VILLAGE LOCATION

Offering a wonderful combination of traditional character, generous living space and exciting lifestyle potential, this appealing stone-built terrace occupies a particularly favourable position at the end of a row of similar properties in the popular village of Cowling. The enviable gable-end position allows natural light to flood into the accommodation while enjoying pleasant aspects, creating a home with a lovely sense of space and individuality.

Offered for sale with NO ONWARD CHAIN, the property has benefited from a programme of improvements in recent years, including uPVC double-glazed windows and doors, a modern combination boiler, a contemporary bathroom, fresh decoration and carpets. Arranged over three floors, the generously proportioned accommodation provides an impressive four bedrooms, making this an excellent prospect for growing families, professional couples or buyers seeking a characterful home with versatile living space.

The ground floor immediately establishes the property's charm, with an entrance vestibule featuring original tiled flooring leading into a welcoming hallway with ornate plaster detailing. The substantial sitting room is enhanced by windows on two sides, allowing an abundance of natural light to enter, together with a feature stone fireplace providing an attractive focal point. Equally impressive is the spacious dining room, where gable-end windows, a wood-strip floor and a fireplace recess with flagged hearth combine to create a characterful setting for family meals and entertaining. Glazed doors lead through to the kitchen extension, which offers a range of fitted wall and base units, cooking facilities, space for laundry appliances and a door opening directly onto the rear yard. A particularly useful feature is the large cellar, providing valuable additional storage and potential for a variety of practical uses.

The first floor reveals three well-proportioned bedrooms, each offering its own appeal, with the principal bedroom enjoying generous dimensions and a large front-facing window. The additional bedrooms provide flexibility for family members, guests or those requiring a home-working space, while the third bedroom benefits from a pleasant outlook from the gable end. Completing this floor is the modern bathroom, fitted with a contemporary three-piece suite and a bath incorporating a dual-head shower.

Ascending to the second floor, a further bedroom provides an appealing private retreat, enhanced by exposed beams, a large Velux window and additional useful space within the eaves. This upper-floor accommodation adds to the property's versatility and offers an ideal option for older children, visiting guests or a dedicated home office.

Externally, the property enjoys a small front garden enclosed by a low stone wall and access gate, adding to its traditional kerb appeal. To the rear, a flagged yard enclosed by stone boundary walls provides a pleasant outdoor space with a westerly aspect, ideal for enjoying afternoon and evening sunshine. A right of access is available to the gable end and rear, while on-street parking is available to the front.

Cowling is a sought-after semi-rural village, appreciated for its attractive surroundings, well-regarded primary school and excellent selection of countryside walks virtually on the doorstep. The neighbouring communities of Cross Hills and Colne provide further amenities, while convenient access to the M65 makes the property well placed for commuters.

Combining characterful features, spacious accommodation, a useful cellar and the significant advantage of no onward chain, this is a property with plenty to offer in a desirable village setting. An internal inspection is strongly recommended to fully appreciate the space, natural light and potential this appealing home provides.

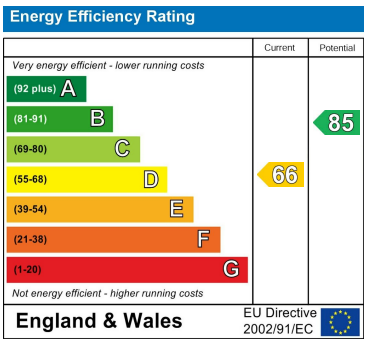


Viewings

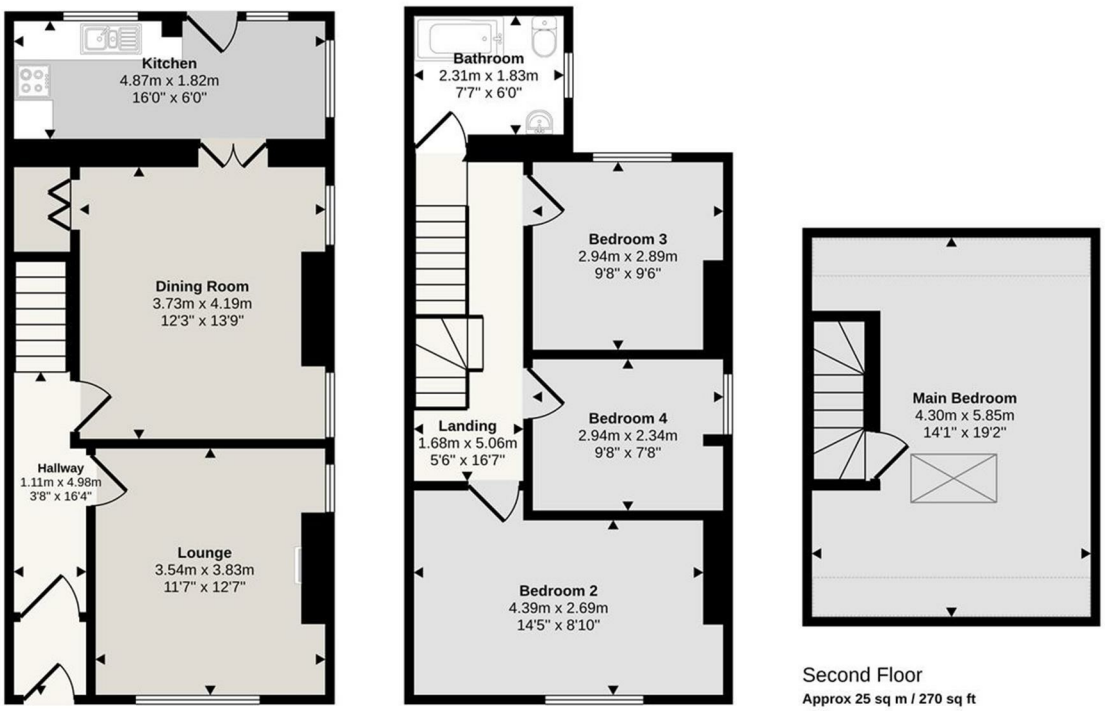
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

D



Approx Gross Internal Area
120 sq m / 1287 sq ft



Ground Floor
Approx 50 sq m / 541 sq ft

First Floor
Approx 44 sq m / 475 sq ft

Second Floor
Approx 25 sq m / 270 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

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
01535 636238
crosshills@wilman-lodge.co.uk
www.wilman-lodge.co.uk