



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED & GENEROUSLY PROPORTIONED
2 BEDROOMED TERRACED HOUSE WITH A SUPERB ATTIC
ROOM AND AN ENCLOSED YARD SITUATED IN A POPULAR
RESIDENTIAL LOCATION**



**9 FOLD LANE
COWLING**

Constructed in Yorkshire stone with attractive corbelled eaves, this well proportioned property has been the subject of improvement & expenditure including a stylish new Kitchen, now providing generous family accommodation which briefly comprises: a Hallway, spacious Sitting Room and a large Dining Kitchen, a modern Bathroom and 2 Bedrooms to the first floor and a very useful Attic Room.

PRICE: £175,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Fold Lane is located towards the upper end of the village in the original part of this increasingly sought after semi-rural community close to a park & the Bay Horse pub and with country walks virtually from the doorstep. The larger village of Cross Hills is also a short drive away, offering a good choice of schools and a wider variety of amenities.

Offered with no forward chain, the property in further detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: with laminate floor and coved ceiling.

SITTING ROOM: 14'4" x 11'6" with laminate floor, coved ceiling, display shelving and gas fire with timber surround.



DINING KITCHEN: 12'6" x 12'5" with range of wall and base units, laminate worktops, integrated appliances including fridge, freezer, dishwasher & microwave, electric oven & 5 ring gas hob with concealed extractor hood over, composite sink unit & drainer, cupboard housing the Worcester combination boiler, laminate floor, enclosed staircase to the first floor with large store cupboard under and half glazed stable style door to the yard.



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: with access via drop down ladder to the attic room.

BEDROOM 1: 12'8" x 12'7" with range of fitted wardrobes and coved ceiling.



BEDROOM 2: 14'3" x 10'11" with coved ceiling.

BATHROOM: 8'5" x 5'6" comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, pedestal wash hand basin, tiled floor and walls and extractor fan.



TO THE FIRST FLOOR

ATTIC ROOM: 14'5" x 13'10" with large Velux window, eaves storage, central heating radiator and views towards the Pinnacle.

TO THE OUTSIDE

There is an enclosed yard to the rear with a power point. Street parking is available to the front.

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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 0BG

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.

PRICE: £175,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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