



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN STONE BUILT TOWN HOUSE WITH A VERSATILE
4 BEDROOMED LAYOUT INCLUDING 3 BATHROOMS, AN
INTEGRAL GARAGE & DRIVEWAY PARKING WITH LOVELY
ELEVATED VIEWS TOWARDS COWLING PINNACLE**



16 LAYCOCK FIELDS COWLING

Located on a highly regarded cul-de-sac by Messrs Verity & Co Homes, this impressive town house occupies a slightly elevated position and consequently enjoys a fabulous outlook towards Cowling Pinnacle, also having the benefit of a larger than expected garden which enjoys a high degree of shelter and a favourable westerly aspect.

The versatile 3 storey accommodation covers circa 1400 sq ft (including an integral Garage) with a Bedroom & En-Suite to the ground floor, complemented by a large Sitting Room, modern Dining Kitchen and 3 further Bedrooms with a second En-Suite and a House Bathroom; the whole being very well presented & maintained and ideally suited to a variety of prospective purchasers.

PRICE: £292,500

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Providing double width block paved driveway parking, the property is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: 12'5" x 6'1" with high quality flooring, ceiling downlights and staircase to the first floor with useful store under.

INTEGRAL GARAGE: 17'6" x 10'8" with power & light, space for washer and dryer, Baxi combination boiler and up-and-over door.

BEDROOM 4: 14'7" x 14'0" (max L-shape inclusive of mirror fronted fitted wardrobes) with glazed uPVC doors to the rear garden.



EN-SUITE: 9'5" x 2'10" in fully tiled walls comprising shower enclosure, low suite w.c, pedestal wash hand basin, shower point, extractor fan, ceiling downlights and Vinyl flooring.

TO THE FIRST FLOOR

HALLWAY: 17'6" x 6'1" with return staircase to the second floor.



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



DINING KITCHEN: 17'2" x 9'5" with range of units with worktops over incorporating stainless steel sink unit, oven & grill, 4 ring gas hob with extractor hood over, space for tall fridge/freezer & dishwasher, ceiling downlights, laminate flooring and dining area with glazed uPVC door to Juliette balcony with views over the rear garden.

SITTING ROOM: 17'6" x 10'7" with views towards Cowling Pinnacle.



TO THE SECOND FLOOR

LANDING: 10'2" x 3'0" with ladder access to part boarded loft with power & light.

BEDROOM 1: 12'0" x 10'10" with mirror fronted wardrobes on 2 sides and lovely elevated views towards Cowling Pinnacle.



EN-SUITE: 7'8" x 2'10" with tiled walls, dual head shower enclosure, low suite w.c, pedestal wash hand basin, chrome ladder radiator, ceiling downlights, extractor fan and vinyl flooring.

BEDROOM 2: 8'9" x 11'11" (max L-shape) with views over the rear garden.

BEDROOM 3: 11'11" x 7'1" with views over the rear garden.

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BATHROOM: 6'3" x 6'2" with 3 piece suite comprising panelled bath shower head attachment, low suite w.c, pedestal wash hand basin, chrome ladder radiator, ceiling downlights, tiled walls, extractor fan and vinyl flooring.



TO THE OUTSIDE

There is a double width block paved driveway to the front. The rear garden includes decking on 2 levels, a rockery and established shrubs, the whole being securely enclosed and enjoying a lovely sheltered aspect on the west side.

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.

COUNCIL TAX BAND: Band D.

POST CODE: BD22 0DN

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

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