



Gibb Street, Cowling, BD22 0BJ

Guide Price £125,000

- NO UPPER CHAIN
- ONE BEDROOM
- ENCLOSED REAR YARD
- IDEAL FOR A WIDE RANGE OF BUYERS
- SUPERB END TERRACE HOME
- POTENTIAL TO CONVERT TO A TWO BED PROPERTY
- THOUGHTFULLY RENOVATED THROUGHOUT
- SOUGHT AFTER LOCATION

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This superb one-bedroom end-terrace home has been thoughtfully renovated throughout and is presented to an excellent standard, offering a true turnkey opportunity. With tasteful neutral décor, modern flooring and a stylish finish from top to bottom, the property is ready for its new owner to simply move in and enjoy.



Council Tax Band: A



PROPERTY DETAILS

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Having recently been a highly successful residential rental, this versatile home is sure to appeal to a wide range of buyers. Whether you're a first-time buyer looking to step onto the property ladder, an investor seeking a proven rental opportunity, or someone looking to downsize without compromising on quality, this property represents outstanding value.

Step through the front door into the welcoming entrance hall, finished with practical laminate flooring, which leads into the generously proportioned sitting room. This inviting living space features a recessed fireplace housing a charming gas stove, creating a warm and cosy focal point.

To the rear of the property is a well-equipped modern kitchen, offering an excellent range of units, useful storage and direct access to the enclosed rear yard. The staircase to the first floor is also accessed from the kitchen.

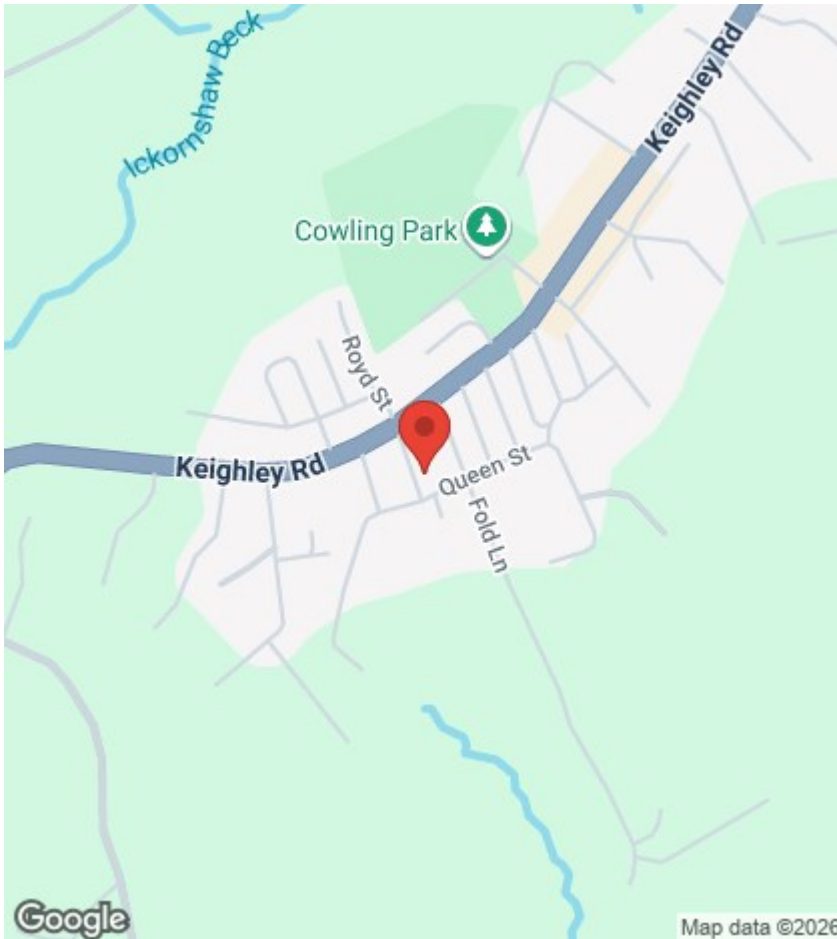
The first-floor landing leads to an exceptionally spacious double bedroom and a large family bathroom.

Interestingly, the first-floor accommodation is the same size as many neighbouring two-bedroom properties but has been reconfigured to create a generous one-bedroom layout. Subject to the necessary building regulations and approvals, there is potential to convert the accommodation back into two bedrooms, offering excellent flexibility for future owners.

Externally, the property benefits from a good-sized enclosed rear yard, ideal for outdoor seating or low-maintenance entertaining. On-street parking is available to the front and benefits from a private parking space to the side of the property.

Situated on Gibb Street in the heart of this highly desirable village, the property enjoys easy access to a range of local amenities, including independent shops, traditional pubs, a well-regarded primary school and an excellent village park. The area also offers superb commuter links into both Lancashire and Yorkshire, making it an ideal location for professionals and families alike.

A visit to the village quickly explains why it remains such a popular place to call home. If you're searching for an affordable, beautifully presented home in a thriving village community, this fantastic property deserves your attention.



Viewings

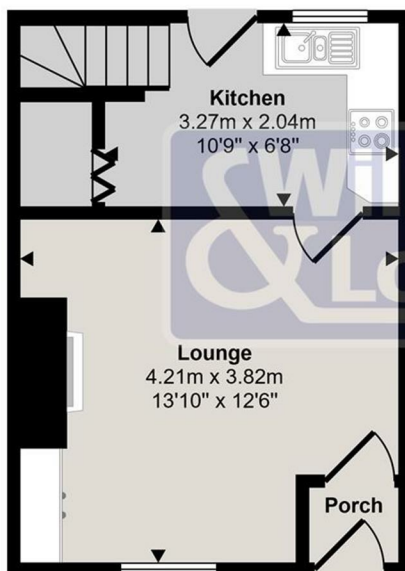
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

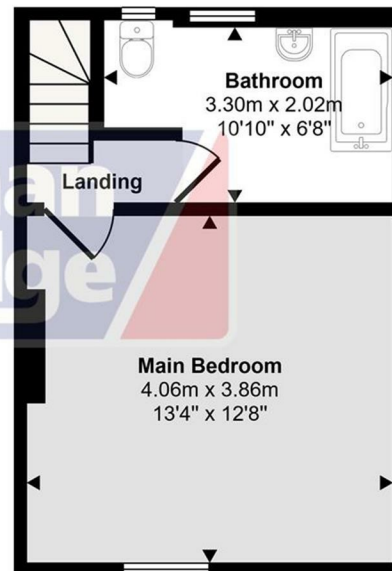
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		62	
(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
50 sq m / 537 sq ft



Ground Floor
Approx 25 sq m / 271 sq ft



First Floor
Approx 25 sq m / 267 sq ft

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.