



Keighley Road, Cowling, BD22 0AS

Asking Price £165,000

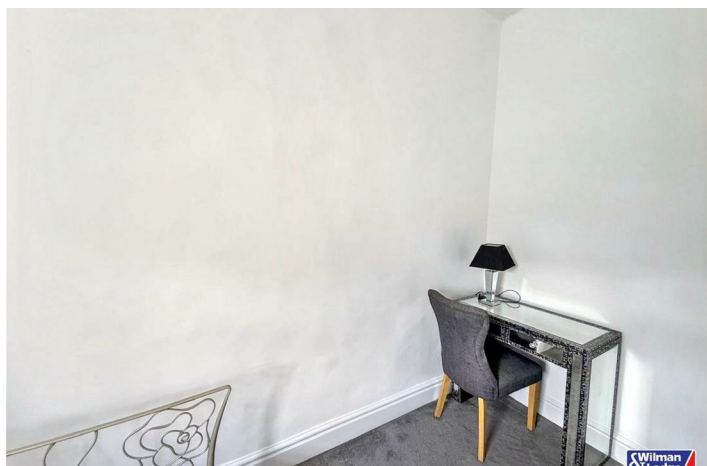
- NO UPPER CHAIN
- TWO BEDROOMS
- OFF ROAD PARKING
- FULLY DECORATED THROUGHOUT
- IDEAL FOR A VARIETY OF BUYERS
- STONE BUILT TERRACE COTTAGE
- PRIVATE SUNNY REAR YARD
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- USEFUL CELLAR
- SOUGHT AFTER LOCATION

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A charming two bedroom stone built terrace cottage, ideally positioned within the heart of the highly regarded village of Cowling. Offering well-planned and generously proportioned accommodation, together with a private sunny rear yard and the valuable benefit of off-road parking to the rear, this delightful property is an excellent opportunity for a first-time buyer, investor or those looking for a successful holiday or short-term let investment.



Council Tax Band: A



PROPERTY DETAILS

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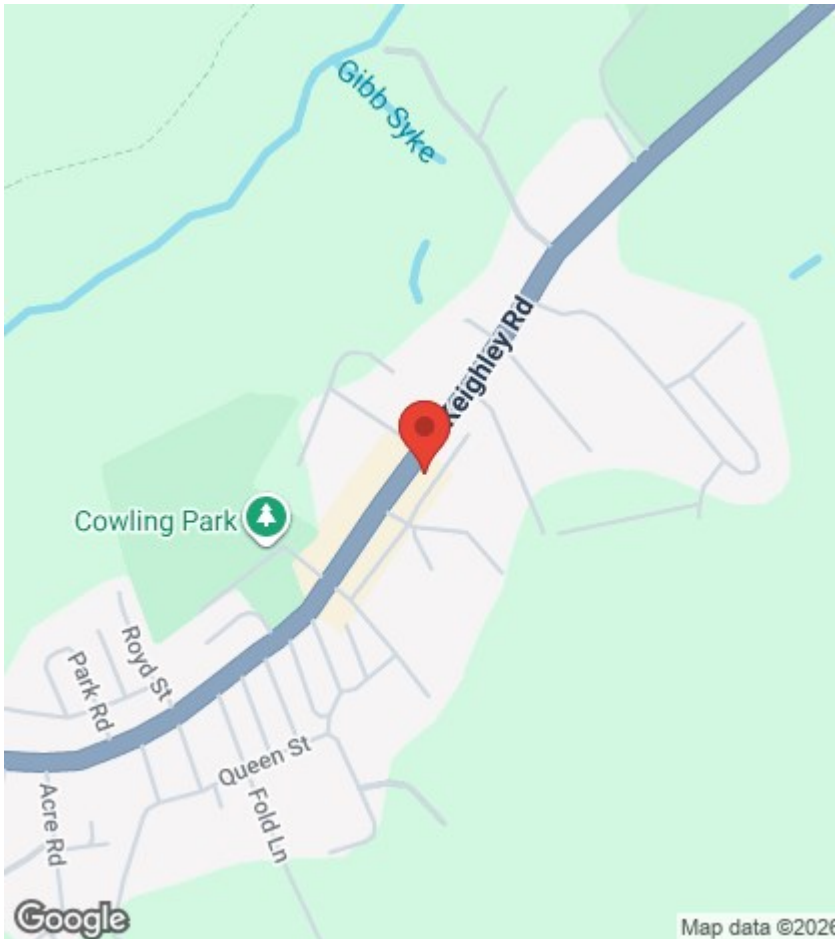
The property has been fully decorated throughout and combines traditional character with modern touches. The generous sitting room provides a warm and welcoming space, featuring attractive wall panelling and complementary wall lighting, creating a particularly cosy and stylish setting. To the rear is a modern breakfast kitchen, providing access to both the useful cellar and the enclosed rear yard. The cellar offers excellent additional storage and is a particularly practical feature.

To the first floor are two good-sized bedrooms, with the principal bedroom benefiting from impressive floor-to-ceiling fitted wardrobes, together with a modern house bathroom. The property is further enhanced by gas central heating and sealed unit double glazing.

Externally, there is a small frontage to the front, whilst the rear provides a good-sized enclosed and private sunny yard, ideal for outdoor seating and entertaining. Off-road parking is also available to the rear, adding further appeal and convenience.

Cowling is a popular and picturesque village surrounded by beautiful open countryside, whilst offering a good range of local amenities including a village shop, primary school, public house and restaurant. The neighbouring village of Cross Hills is just a short journey away and provides an excellent range of everyday amenities together with highly regarded secondary schooling. There are regular bus services, whilst the larger commercial centres of North and West Yorkshire and Lancashire are within convenient daily commuting distance.

With its attractive presentation, useful outside space, rear parking, excellent village location and no onward chain, this is a property that is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this delightful cottage has to offer.



Viewings

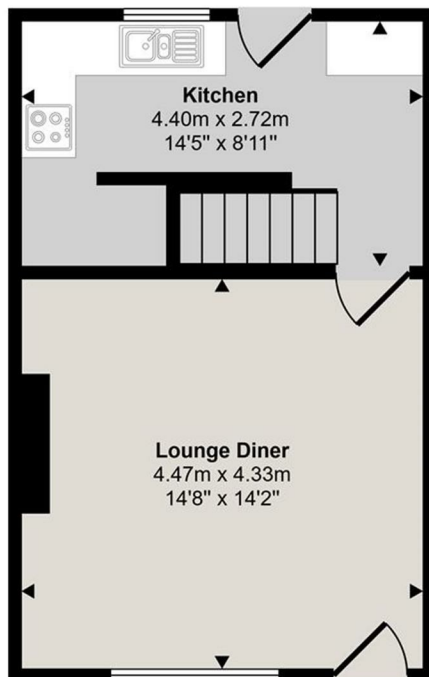
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

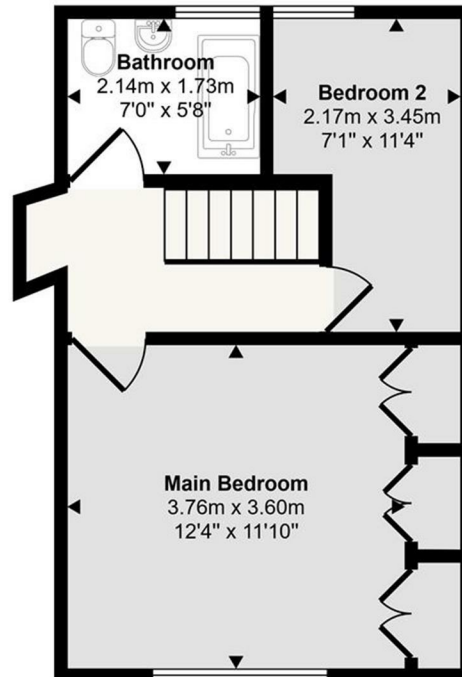
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		50
(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
64 sq m / 691 sq ft



Ground Floor
Approx 32 sq m / 344 sq ft



First Floor
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.