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A CHARMING AND WELL PROPORTIONED 3 BEDROOMED COTTAGE WITH AN ENCLOSED GARDEN AND LOVELY VIEWS TO THE REAR IN A POPULAR VILLAGE LOCATION

128 KEIGHLEY ROAD
COWLING

Offering far more than at first meets the eye, this characterful terraced property provides **spacious 3 Bedroomed living accommodation**, and in further detail briefly comprises; a **Sitting Room with solid fuel stove**, a Dining Kitchen and a modern Bathroom, whilst externally offering an **enclosed garden on the south side** and street parking to the rear.

The **cottage has been well kept and much improved over recent years**, being **well presented throughout, ready for immediate occupation and offered with no forward chain.**

PRICE: £164,000 – NO CHAIN

Tel: 01535 637333 **www.wilman-wilman.co.uk**

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

Handily located close to **the village pub, convenience store and a highly regarded primary school**, and being within a 5 minute drive of the larger village of Cross Hills where a much wider range of shops, services and the highly sought after South Craven secondary school are located. The village also has easy access to the M65, and this ready-made property will be **of likely appeal to a variety of purchasers** and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

Entrance lobby: coat hooks, laminate floor and multi-paned inner door to:

SITTING ROOM: 15'1" x 14'11" laminate floor, solid fuel stove recessed to Inglenook fireplace with stone surround and mantel, 3 wall light points, exposed beams, open spindled staircase to the first floor and opening to:

DINING KITCHEN: 15'0" x 8'7" range of wall and base units with oak effect laminate worktops incorporating freestanding electric oven with 4 ring gas hob and concealed extractor hood, composite sink and drainer, washer and dishwasher plumbing, Worcester combination boiler, **DINING AREA**, laminate flooring and uPVC door to the rear garden.

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: access to part boarded roof void, and small store cupboard.

BEDROOM 1: 12’0” x 8’10” exposed beam, lovely views to Cowling Pinnacle.

BEDROOM 2: 11’11” x 8’10” with exposed beam and views to the countryside.

BEDROOM 3: 8’2” x 5’8”

BATHROOM: 5’9” x 5’4” comprising panelled bath with thermostatic shower and glass screen, low suite w.c, pedestal wash hand basin, vinyl floor, extractor fan, frosted uPVC window.

TO THE OUTSIDE

To the front is a small flagged fore-garden bounded by low stone walls with cast iron railings.

The rear split-level garden is enclosed by stone walls and a benefits from a lovely southerly aspect with views towards Cowling pinnacle and comprises flagging with raised planted borders, some established planting and a further lower level patio.

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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 0AS

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.

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

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