



Gibb Street, Cowling, BD22 0BJ

Asking Price £159,950

- NO UPPER CHAIN
- THREE BEDROOMS
- SPACIOUS MODERN KITCHEN
- SOUGHT AFTER LOCATION
- END TERRACED PROPERTY
- ENCLOSED REAR YARD
- IDEAL FOR A VARIETY OF BUYERS
- CLOSE TO LOCAL AMENITIES

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A smartly presented three bedroom end terrace offering approximately 708 sq. ft. of accommodation, with a surprisingly generous fitted kitchen, spacious living room, contemporary bathroom and enclosed rear yard. An excellent choice for a first time buyer, young couple, single occupant or small family, while also presenting an attractive opportunity for a buy to let investor.



Council Tax Band: A



PROPERTY DETAILS

A smartly presented three bedroom end terrace offering approximately 708 sq. ft. of accommodation, with a surprisingly generous fitted kitchen, spacious living room, contemporary bathroom and enclosed rear yard. Having originally been the current vendor's first home before becoming a successful rental following their move abroad, this is a property that has already proven its versatility. An excellent choice for a first time buyer, young couple, single occupant or small family, while also presenting an attractive opportunity for a buy to let investor.

The accommodation begins with a particularly good-sized living room, where the property's traditional character and more contemporary styling work well together. A feature fireplace provides an attractive focal point, while the generous proportions allow plenty of flexibility for both lounge and dining furniture. A staircase rises to the first floor and an opening leads through into the kitchen.

One of the pleasant surprises of this home is the kitchen, which feels considerably more spacious than might be expected from a traditional terraced property. Fitted with a modern range of gloss-fronted wall and base units complemented by wood-effect worktops and mosaic-style splashbacks, there is ample preparation and storage space.

An inset sink sits beneath the rear window, while integrated cooking appliances include a gas hob with extractor above and oven below. There is also space for additional appliances, with a rear door providing direct access into the yard.

To the first floor, a central landing gives access to three bedrooms and the house bathroom.

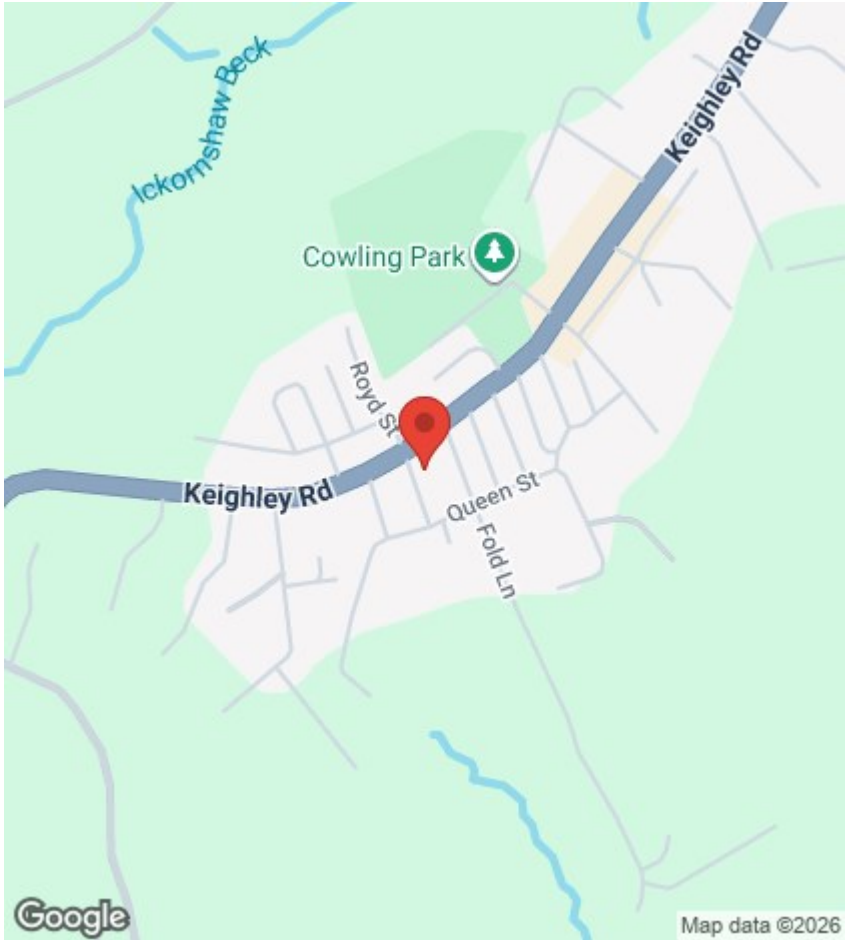
The principal bedroom is a comfortable double room with plenty of space for bedroom furniture, while bedroom two provides a further well-proportioned bedroom. The third bedroom offers useful additional space, making it ideal as a child's room, nursery, home office or dressing room.

The bathroom has been finished in a smart, contemporary style with grey tiling to the walls and floor. The suite comprises a panelled bath with shower over and glass screen, wash hand basin set within a vanity unit and WC, together with a chrome heated towel rail and recessed lighting.

Externally, the property occupies an end-of-terrace position with an enclosed paved yard to the rear. Designed with low maintenance in mind, it provides useful private outside space for seating, pots and planters without the upkeep of a larger garden.

There is something reassuring about a property that has worked equally well as both a home and an investment. Purchased as the current vendor's first property, it became a successful rental when their circumstances took them overseas. Today, its manageable size, modern finish and practical layout make it particularly appealing to someone looking to take their own first step onto the property ladder, whether living alone, as a couple or with a young child. Equally, investors looking for an established style of rental property should find plenty to appreciate.

Cowling is a popular village surrounded by attractive countryside yet conveniently positioned for access towards Skipton, Keighley and the neighbouring villages of Cross Hills and Sutton-in-Craven. The village offers everyday amenities including local shops, a primary school, public houses and community facilities, while further shopping, leisure and transport connections can be found within the surrounding towns and villages. For those who enjoy the outdoors, the surrounding countryside provides an abundance of walks and beautiful scenery, making Cowling a particularly appealing base for those wanting village life without feeling disconnected.



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		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gibb Street, Cowling, Keighley, BD22

Approximate Area = 708 sq ft / 65.7 sq m
For identification only - Not to scale

