



87 Keighley Road
Cowling



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Cowling, North Yorkshire, BD22 0BX

Guide Price: £265,000

LOCATION

Located in the village of Cowling, close to all village amenities and with good access to Cross Hills and the market town of Skipton. The property is also within commuting distance of the business centres of West Yorkshire and East Lancashire and has easy access to the M65 at Colne. This three bedroom terraced property is set to be of interest to investors/developers and owner/occupiers alike with a separate stone built workshop to the rear with potential for development subject to appropriate planning approval.

DESCRIPTION

The property was originally two properties and has been converted into one spacious three bedroom terraced cottage and would now benefit from modernisation or conversion back into two properties to maximise the rental potential.

The property briefly comprises:

Entrance Vestibule; Kitchen with access to rear; Living Room, Sitting Room; Stairs to First Floor; Landing; Large Double Bedroom; Two Further Double Bedrooms; House Bathroom with separate Shower. There is a yard area to the rear and side.

WORKSHOP/GARAGE

There is a stone built workshop/garage to the rear of the property which has potential for residential development subject to planning approval. Comprising two workshop areas together with a W.C and store as well as parking in a yard area.

SERVICES

Mains electricity, gas water and drainage are connected to the property and the workshop/garage although the gas supply does not currently extend to the workshop.

TENURE

The property is sold freehold with vacant possession upon completion.

EPC

The property has an EPC rating of E (39).

COUNCIL TAX

The property is in Council Tax Band "B". The normal charge for Band "B" properties in Cowling, North Yorkshire for 2024/2025 is £1,789.80.



DIRECTIONS

The property is located on the main road through Cowling on the right hand side when travelling west on Keighley Road. A For Sale Board will be erected.

WHAT3WORDS

///using.huts.innovate

VIEWING ARRANGEMENTS

Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd. Please contact Lisa Bickerton or Michael Beech on 01756 692900.

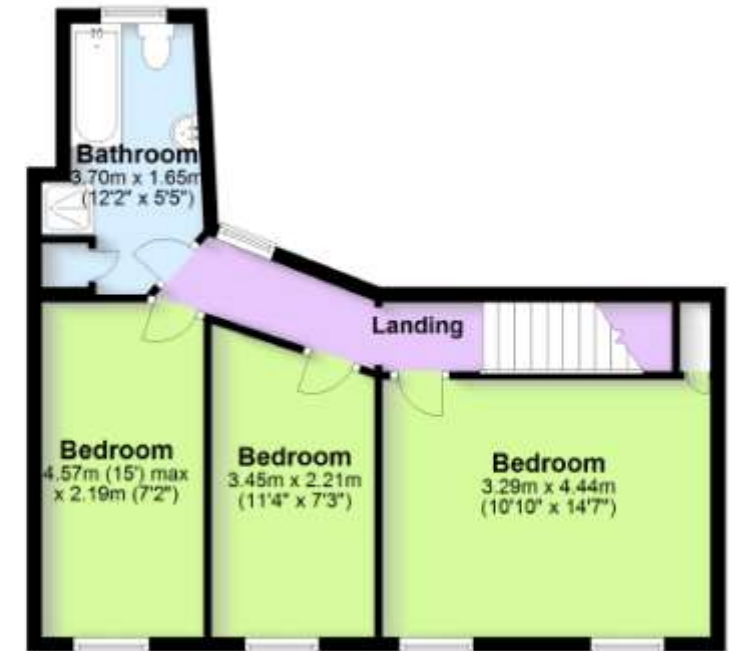
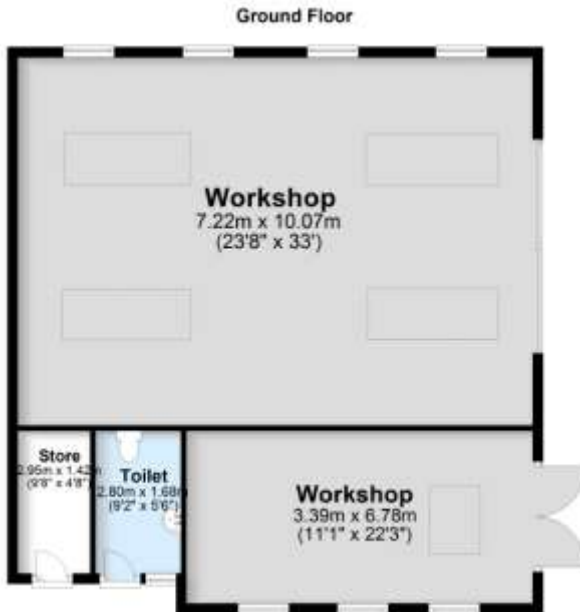
Particulars prepared May 2024

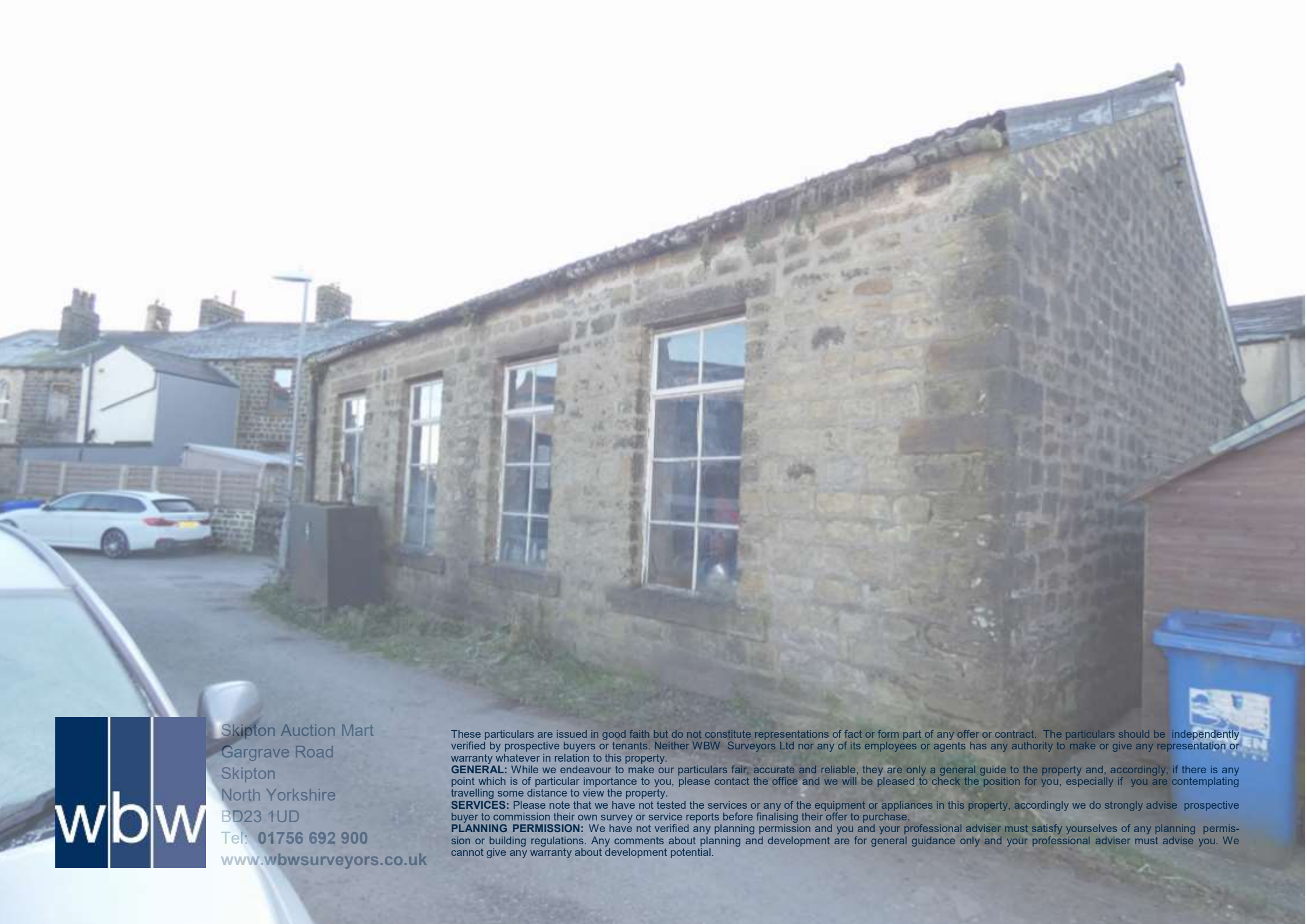
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Ground Floor

First Floor





Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD

Tel: 01756 692 900

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.