



WILMAN & WILMAN

Estate Agents, Valuers & Letting Agents



AN ATTRACTIVE STONE BUILT 4 BEDROOMED END TOWN HOUSE COVERING 3 FLOOR LEVELS WITH AN INTEGRAL GARAGE AND A PRIVATE AND SECURE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**14 ACRE ROAD
COWLING**

PRICE: £249,950

Commanding a lovely elevated position on this attractive and much sought after residential cul-de-sac, built approximately 8 years ago by Messrs Skipton Properties, number 14 stands toward the head of the street, being the end town house which has external gated access to the rear garden which enjoys a high degree of shelter and privacy and uninterrupted views directly over open fields and countryside.

The well planned accommodation briefly includes a spacious Dining Kitchen to the ground floor with patio doors opening directly on to the enclosed garden. To the first floor is a generous Sitting Room which takes advantage of superb elevated long distance views and the Master Bedroom with En-Suite Shower Room; having 3 further Bedrooms and a house Bathroom to the second floor.



The property should prove to be economical to run, having the advantage of **solar panels which are owned by the vendors and are connected to a generous feed-in tariff**. A prospective purchaser will inherit the same on the remainder of a 25 year contract.

With local shops and amenities a short walking distance away and the larger towns of Skipton, Keighley & Colne within 15 minutes travelling time by car, **this property is highly recommended for internal viewing** and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite panelled entrance door to:

ENTRANCE PORCH: with panelled inner door to:

ENTRANCE HALL: with open spindled staircase to first floor and door to:

INTEGRAL GARAGE: 16'9" x 11'6" (max) with up and over door, built in cupboard housing the Remeha combination boiler and Utility Area with plumbing for washing machine.

CLOAKROOM: with 2 piece suite in white comprising low suite W.C. and pedestal wash hand basin and extractor fan.

SPACIOUS DINING KITCHEN: 18'6" x 9'10" with a contemporary range of wall and base units with light wood fronts and contrasting granite effect working surfaces over with ceramic tiled splash backs above incorporating stainless steel sink unit, built in AEG electric oven and grill, 4 ring gas hob with stainless steel extractor hood over, integrated Electrolux dishwasher, Integrated Electrolux fridge/freezer, picture window overlooking rear garden, uPVC patio doors to rear garden, LED lighting under wall cupboards and ceiling spotlights.



TO THE FIRST FLOOR

LANDING: with open spindled staircase to second floor.

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

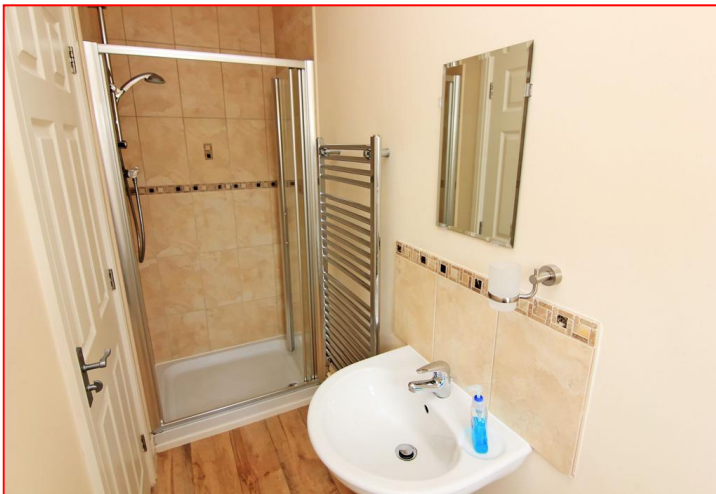


SITTING ROOM: 18'6" x 11'11" with uPVC double opening doors to Juliet balcony with superb long distance views over open fields and countryside and pebble effect gas fire.



MASTER BEDROOM: 11'4" x 10'10" with door to:

EN-SUITE SHOWER ROOM: with 3 piece suite in white comprising low suite W.C., pedestal wash hand basin, shower cubicle with folding glass door with Grohe thermostatic shower in tiled walls, heated chrome towel rail, extractor fan and recessed ceiling spotlights.



TO THE SECOND FLOOR

LANDING: with access to roof void via drop down ladder.

BEDROOM 2: 15'1" x 10'0" with built in storage cupboard and picture window to front aspect with fine open views.

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BEDROOM 3: 11'4" x 9'8" with picture window giving superb views to rear aspect.

BEDROOM 4: 9'8" x 6'10" with picture window giving superb views to rear aspect and Cowling Pinnacle.



HOUSE BATHROOM: with 4 piece contemporary white suite comprising low suite W.C., pedestal wash hand basin, panelled bath and separate shower cubicle with folding glass door and Grohe thermostatic shower in tiled walls, chrome heated towel rail, extractor fan and recessed ceiling spotlights.



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TO THE OUTSIDE

To the front of the property is a block paved driveway leading to the integral garage and a stone paved pathway to the front door with outside light. There is side access through a wrought iron gate and stone flagged pathway to the enclosed rear garden.

The rear garden is an attractive feature with a stone paved patio area, lawn and flower borders and outside light, bounded by stone walls and panelled fencing with lovely views over open fields.



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.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Category D levied by The Craven District Council.

POST CODE: BD22 0FN

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.

PRICE: £249,950

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

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