



## Walton Street Cowling BD22 0AZ

A stunning extended and larger than expected three bedroomed end terraced house in a popular village location with lounge, dining room, kitchen extension, modern bathroom, garden & garage plus 2 car parking spaces.

## Asking Price of £164,950

- THREE BED END TERRACE
- IMPRESSIVE & SPACIOUS
- FULLY RENOVATED
- TASTEFULLY DECORATED
- DETACHED GARAGE
- 2 PARKING SPACES
- REAR GARDEN



## PROPERTY

Wilman & Lodge are pleased to offer to the open market this most impressive and spacious accommodation which has been lovingly renovated by its current owners with care and attention to the highest of standards to create a most stunning family home. Briefly including a lovely wide entrance hall, superb dining kitchen and a tastefully decorated sitting room with 3 good sized bedrooms and a modern family bathroom to the first floor.

Served by gas fired central heating and uPVC double glazing, the property has a good sized enclosed rear garden and stands within a generous plot offering two car parking plus the added advantage of a detached garage. The property is in close proximity of open countryside and an excellent primary school, as well as being well linked to the larger business centres of Cross Hills, Colne, Manchester and Leeds.

Ideally suited to those seeking a well presented ready-made family home, this property is highly recommended for internal viewing and in detail comprises:

## GROUND FLOOR

### ENTRANCE HALL

enter through a composite door with glazed window into a spacious hall way with coved ceiling and ornate arched decorative cornice, stripped and stained stairs leading to the first floor with carpet runner. Ceiling light.

### SITTING ROOM

14' 3" x 10' 5" (4.34m x 3.18m) with open fireplace set in a stone surround and base with stone surround and lintel, ceiling cornice, double glazed leaded effect window, neutrally decorated with ceiling light and carpet flooring.

### LIVING/DINING ROOM

14' 5" x 13' 0" (4.39m x 3.96m) with multi fuel stove set in a feature fireplace with brick interior and stone lintel above, glazed window to the rear, stripped and stained door leading out to the

rear utility room. Built in shelving to the alcove, picture rail, radiator, feature ceiling with down lights and LED up lights. Stripped and stained internal doors and skirting, large under stairs storage room with stainless sink and drainer and storage unit, provisions for an automatic washing machine, window to the rear and ceiling light.

## KITCHEN

10' 0" x 7' 10" (3.05m x 2.39m) fitted wall and base units in Grey with granite effect work surfaces over and glass display units, modern acrylic sink and drainer unit and chrome mixer tap, window to the side elevation with superb views. Integrated electric oven with gas hob and extractor hood above. Space for a fridge freezer. Slate tiled flooring.

## REAR ENTRANCE PORCH / UTILITY ROOM

to the rear is a useful rear porch /utility room with provisions for an automatic washing machine and space for a dryer. Coat hooks and door leading out to the rear garden.

## FIRST FLOOR

### LANDING

with walk in airing cupboard with shelves and ceiling light. Loft access.

### BEDROOM ONE

11' 0" x 9' 3" (3.35m x 2.82m) with neutrally decorated walls, carpet flooring, radiator and window to the front elevation and ceiling light.

### BEDROOM TWO

11' 9" x 8' 8" (3.58m x 2.64m) fitted wardrobe with cupboards above, feature wall and window to the rear elevation, radiator and ceiling light. Carpet flooring.

### BEDROOM THREE

9' 2" x 6' 9" (2.79m x 2.06m) with window to the front elevation, laminate flooring, radiator and ceiling light.

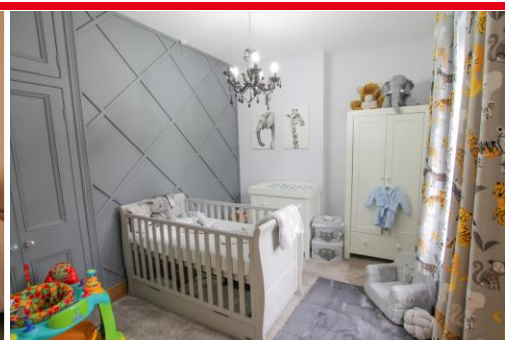


## BATHROOM

with a modern containing a three white suite and comprising panelled bath with shower over and glass screen, wash hand basin set into a vanity unit, low suite W.C., attractive Villeroy & Boch tiling to the walls, wall mounted mirror with lights, chrome heated towel rail, recessed down lights and tiled flooring.

## OUTSIDE

the property offers a rear garden with artificial grass, raised planter, paved pathway and timber gate. **SINGLE GARAGE 15'0" X 9'2"** with up and over door, side door, rear window, electric light and power.



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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