



The Old Saw Mill, Cowling BD22 0JT

A stunning three bedroom stone built end town house enjoying far reaching views with off road parking and seating area. The property offers well planned stylish accommodation throughout and would suit a variety of buyers. Internal inspection is strongly recommended to appreciate the space and quality on offer.

Asking Price of £179,950

- THREE BEDROOM TOWN HOUSE
- STYLISH ACCOMMODATION
- OFF ROAD PARKING
- LONG DISTANCE VIEWS
- CLOAKROOM WITH DOWNSTAIRS W.C.
- MASTER WITH EN-SUITE BATHROOM
- LOVELY FAMILY HOME



PROPERTY DETAILS

A stunning three bedroom stone built end town house enjoying far reaching views off road parking and seating area. The property offers well planned stylish accommodation throughout and would suit a variety of buyers, internal inspection is strongly recommended to appreciate the space and quality on offers with entrance hall with open staircase leading to the first floor, generous sitting room with far reaching views, modern dining kitchen and cloakroom. To the first floor is the master bedroom with en suite shower room, two further good sized bedrooms plus the house bathroom. Outside; blocked paved driveway with low maintenance garden area. The Old Saw Mill is a small high quality development set on the fringe of the village. Cowling is a popular choice with young and old alike and provides a general store, primary school, public house, restaurant, village hall and superb recreational park, there is an excellent bus service on the doorstep whilst the neighbouring village of Cross Hills is only a short journey away and offers a wide choice of everyday amenities and excellent schooling for all ages. The nearest train links can be found in the village of Cononley and Steeton both close by, allowing easy access into the larger business centres of North and West Yorkshire.

For those looking for a luxury stone built home, in a quiet sort after village then take a look at this

Briefly the central heated and double glazed accommodation comprises

GROUND FLOOR

Panelled and glazed entrance door into

ENTRANCE HALL

with open staircase leading to the first floor, oak effect flooring, recessed lighting.

CLOAKROOM

containing a two piece white suite comprising pedestal wash hand basin together with low suite w.c. recessed lighting.

SITTING ROOM

16' 3" x 12' 4" (4.95m x 3.76m) with an attractive modern raised living flame gas fire, super long distance views, recessed lighting, panelled and glazed door leading to the rear garden.

DINING KITCHEN

18' 0" x 9' 3" (5.49m x 2.82m) with an excellent range of beech effect wall and base units with concealed lighting beneath, stainless steel sink and drainer unit with matching mixer tap, granite effect work surfaces over with ceramic tiling above, built in Beko electric oven with four ring gas hob with stainless steel canopy over housing the extractor fan, integral washing machine/dryer, provisions for a dishwasher, wall mounted Ideal gas combination boiler, slate effect flooring, recessed lighting, stunning views over open fields towards the moors and Cowling Pinnacle.

FIRST FLOOR

LANDING

with recessed lighting.

MASTER BEDROOM

14' 3" x 10' 6" (4.34m x 3.2m) with a double built-in wardrobe, stunning views towards the pinnacle, ceiling light.

EN-SUITE SHOWER ROOM

containing a three piece contemporary suite comprising built in shower cubicle with thermostatically controlled shower over, pedestal wash hand basin together with low suite W.C., partial ceramic tiling to the walls, shaver point, chrome heated towel rail, ceramic tiling to the floor, recessed lighting.

BEDROOM TWO

12' 2" x 8' 6" (3.71m x 2.59m) stunning views, ceiling light

BEDROOM THREE

9' 11" x 7' 4" (3.02m x 2.24m) with built in wardrobe, stunning views, ceiling light.

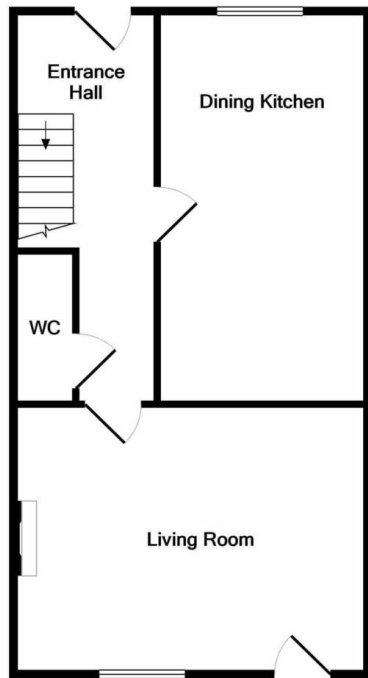
STYLISH BATHROOM

containing a three piece white suite comprising panelled bath with thermostatically controlled shower over, glazed shower screen, pedestal wash hand basin together with low suite W.C., partial ceramic tiling to the walls, heated chrome towel rail, shaver point, recessed lighting.

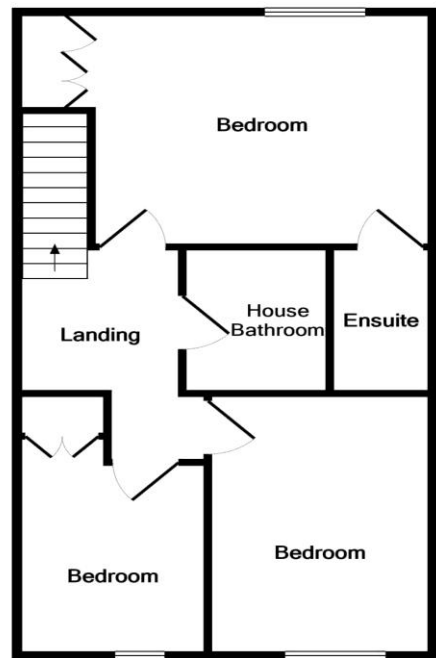
OUTSIDE

To the front of the property is a private blocked paved driveway providing ample on-site parking there is also a delightful sitting out area which enjoys stunning views over the fields and toward Cowling pinnacle, external lighting and water whilst to the rear is an enclosed low maintenance area again enjoying lovely views.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure

Freehold

Council Tax Band

Band C

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

