



# Davies Properties



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Cowling, Keighley, BD22 0AJ

Offers In The Region Of £185,000



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This charming two-bedroom bungalow sits in a popular village location and offers comfortable living space throughout. Inside you'll find an entrance hall, living room, kitchen, two good-sized bedrooms, and a bathroom.

The property has gas central heating and double glazing to keep it warm and energy efficient. There's a driveway at the front for parking, and the back garden is a real bonus - it's laid out over different levels with lawn areas and a patio, perfect for relaxing outdoors.

Previously let to tenants for several years, the property is now available with vacant possession. It would make a great investment opportunity or is ideal for anyone looking for single-level living, whether you're downsizing, buying your first home, or just want to be in this desirable village.

## Entrance Hall

With a wooden and double-glazed entrance door, a central heating radiator and a useful storage cupboard.

## Living Room

11'3" x 16'3" (3.43m x 4.95m)

With a uPVC double-glazed window to the front elevation, a central heating radiator and a living-flame gas fire with marble hearth and wooden surround.

## Kitchen

9'6" x 7'9" (2.9 x 2.36)

With a range of matching wall and base units with work surfaces over and tiling to the splash-backs, incorporating an integrated single electric oven with electric hob and recirculatory hood over. Wall-mounted combi boiler, plumbing for a washing machine and uPVC double-glazed window to the front elevation.

## Bedroom 1

10'11" x 10'5" (3.33m x 3.18m)

With a uPVC double-glazed window to the rear elevation and a central heating radiator.

## Bedroom 2

8'7" x 7'9" (2.62m x 2.36m)

With a uPVC double-glazed window to the rear elevation, a central heating radiator and laminate flooring.

## Bathroom

6'5" x 5'5" (1.96m x 1.65m)

With a white three-piece suite comprising of panelled bath with shower over, pedestal hand wash basin and W/C. Tiling to the splash-backs, a central heating radiator and uPVC double-glazed window to the side elevation.

## EXTERIOR

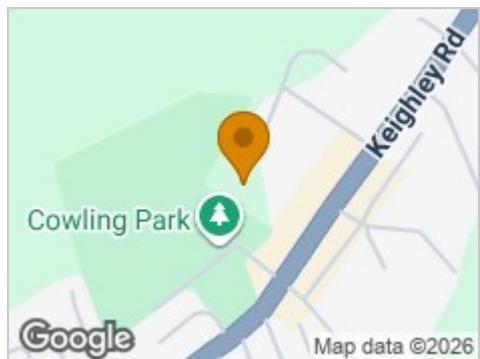
There is a double driveway to the front of the property providing useful off-road parking and a tiered garden to the rear with a lawn and patio area.

## OTHER INFORMATION

- ~ Council Tax Band: C
- ~ Tenure: Freehold
- ~ Parking: Double driveway providing off-road parking.
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



## Road Map



## Hybrid Map

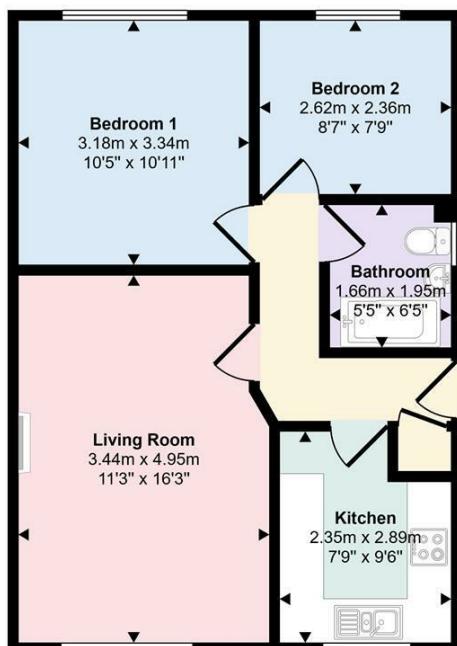


## Terrain Map



## Floor Plan

Approx Gross Internal Area  
50 sq m / 542 sq ft



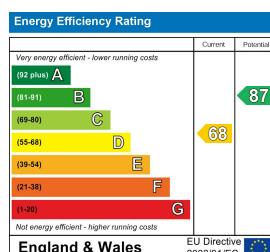
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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