



## Mill Croft, Cowling, BD22 0AJ

**Asking Price £154,950**

- NO UPPER CHAIN
- GARDEN TO FRONT AND REAR
- SMALL RESIDENTIAL DEVELOPMENT
- MOVE IN READY
- SUITED TO A VARIETY OF BUYERS
- TWO BED TOWN HOUSE
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE
- NEUTRAL DECOR THROUGHOUT
- OPEN TO OFFERS

## Mill Croft, Cowling BD22 0AJ

This TWO BEDROOM TOWNHOUSE, nestled within a CHARMING DEVELOPMENT, is offered onto the market with NO UPPER CHAIN. This delightful home features GARDENS AT BOTH THE FRONT AND REAR, with OFF-ROAD PARKING available to the side and rear. The interior boasts NEUTRAL DECOR AND CARPETING THROUGHOUT, making it ready for immediate move-in and enjoyment.



Council Tax Band: B



## PROPERTY DETAILS

This two bedroom townhouse, nestled within a charming development, is offered onto the market with no upper chain. The property has been a highly successful residential let for several years but is perfect for a variety of buyers including first-time buyers, investors, retirees, or those seeking a convenient lock-up-and-leave option. The property is now empty and the current owners are open to offers in the hope for a quick sale.

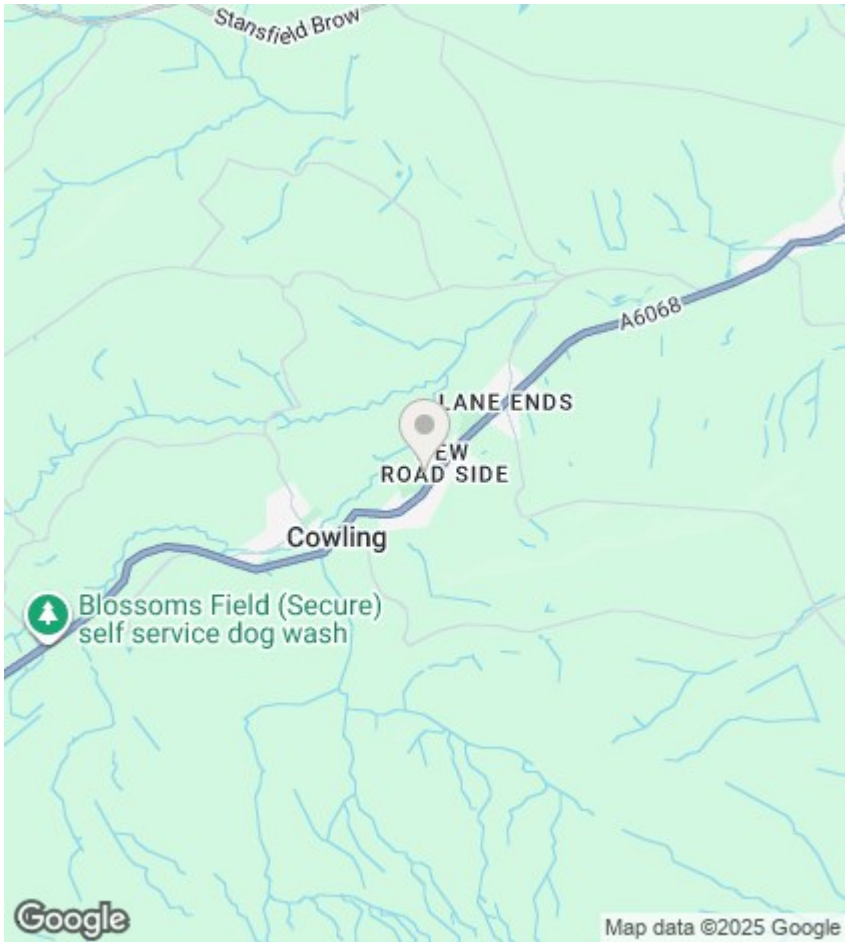
This delightful home features gardens at both the front and rear, with off-road parking available to the side and rear. The interior boasts neutral décor and carpeting throughout, making it ready for immediate move-in and enjoyment. The house benefits from a gas boiler and electrical consumer unit, both installed in the last few years as well as newly replaced external doors and windows.

The layout includes: an entrance porch, sitting room with views over the front garden and an open staircase to the first floor. There is also a bright and airy dining room with French doors opening to the rear garden with archway to the well equipped kitchen. Upstairs you will find a landing area, two good size bedrooms and a stylish bathroom. The property also benefits from a recently installed loft ladder leading to a boarded loft area ideal for storage.

Outside the sunny gardens at both the front and rear provide a lovely outdoor space, while off-road parking is an added convenience.

Mill Croft is a small residential development tucked away just off the main road of this sought-after village. It is surrounded by a variety of high-quality properties and is a popular choice for both young and old. The village itself offers a local shop, pubs, a recreational park and a village hall. Additionally, there is an excellent primary school and convenient bus services are available on the doorstep. Nearby train links at Cononley or Steeton provide easy access to Leeds, Bradford, Manchester and beyond.

For those seeking value for money in a desirable location close to amenities, this could be the ideal property for you.



## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

