

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Victoria Road, Cowling BD22 0AR  
Asking Price: £169,500



+ 2



+ 1



- NO ONWARD CHAIN
- Investment potential
- Two good sized double bedrooms
- Convenient location
- Great sized rear garden

A fantastic opportunity to buy this deceptively spacious stone-built character terrace set in this convenient and popular location within the village of Cowling with an elevated position having superb long distance views.



Fitted with sealed unit UPVC double glazing and gas fired central heating, the property comprises briefly:

An entrance hallway, a sitting room with a feature fireplace, a dining kitchen which is well appointed with modern wall and base units and a utility room whilst to the first floor there are two good sized double bedrooms and the house bathroom with a three piece suite.

Externally the property is garden fronted whilst to the rear there is a deceptively large rear garden which is planned for ease of maintenance with two storage sheds.

The delightful semi-rural village of Cowling is served by a range of everyday amenities and is within easy commuting distance of the nearby towns of Keighley, Skipton and Colne. The village includes an off-licence/store, a public house and wine bar, a restaurant, a fish and chip shop and take-away, a park/playground, a primary school, a Church and a modern village hall offering a range of community classes and events. The nearby village of Cross Hills offers a wider selection of everyday shops and other amenities including a doctors surgery, a butchers and South Craven Secondary School. There are railway stations located in the nearby villages of Steeton and Cononley.

Certainly representing a superb opportunity for investors and first time buyers, the property comprises in further detail:



Harrison Boothman Estate Agents & Valuers  
 1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
 Telephone: 01756 799993  
 Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
 Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



## GROUND FLOOR

### ENTRANCE HALLWAY

Hardwood front entrance door. Central heating radiator.

### SITTING ROOM

12'6" x 12'3" with sealed unit UPVC double glazed windows. Central heating radiator. Ceiling rose. Feature fireplace with granite hearth and matching inset with an oak surround and a gas fire.

### DINING KITCHEN

15'10" (max) x 14' with sealed unit UPVC double glazed windows. Central heating radiator. Storage cupboard. Hardwood rear entrance door. Modern fitted wall and base units with a contrasting solid wood worktop. Stainless steel four ring gas hob with a matching extractor canopy over. Zanussi fan assisted oven. Plumbing for a dishwasher. Stainless steel one and a half bowl sink and drainer with a chrome mixer tap.

### UTILITY ROOM

7'4" x 6'3" with hardwood stable door and matching windows. Plumbing for a washing machine. Space for an American style fridge freezer. Ideal wall mounted gas fired combination boiler.

## FIRST FLOOR

### LANDING

Loft access. Spindled balustrade. Sealed unit UPVC double glazed window.

### BEDROOM

12'6" x 10'3" with sealed unit UPVC double glazed windows. Central heating radiator.

### BEDROOM

13'11" x 9'2" with sealed unit UPVC double glazed windows with superb long distance views. Central heating radiator.

### HOUSE BATHROOM

Central heating radiator. Sealed unit UPVC double glazed window. Low suite w/c. Panelled bath with chrome thermostatic shower over. Pedestal wash basin.

## EXTERNAL

To the front of the property street parking is readily available on the private road. There is a small front paved area. To the rear there is a large low maintenance garden with two storage shed and a decking area. There is lots of potential to extend to the rear without impacting the garden (subject to relevant permissions).

#### COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: B

#### TENURE

The tenure for this property is FREEHOLD.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT31032025

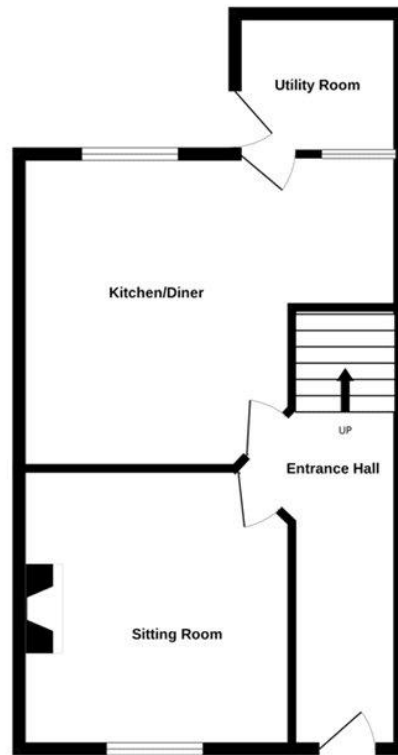
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

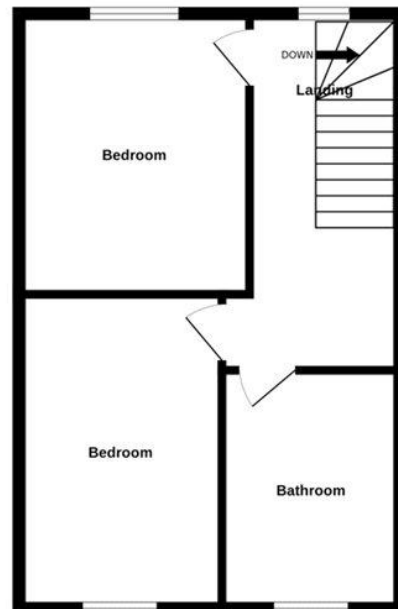
Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.