



Guide Price £420,000

- Five bedrooms
- Modern three story semi detached
- Perfect family home
- Spacious accommodation
- Garden side and rear
- Off street parking
- Two integral garage
- Stunning long distance views

1 Acre Gardens, Acre Road, Cowling, North Yorkshire, BD22 0FN

A five bed roomed semi-detached property over three floors, situated close to the village centre. Offering good sized family accommodation, a garden to the rear and side along with two garages and parking for three cars to the front.

32 Sheep Street, Skipton, North Yorkshire,
BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk   



1 Acre Gardens, Acre Road, Cowling, North Yorkshire, BD22 0FN

Harrogate 27 miles, Skipton 7 miles, Leeds 26 miles (all distances approximate)

General remarks

Entrance hallway with laminate flooring, a upvc door to the front and a window to the side. From the hall is access into the first garage with a remote control door to the front, the gas boiler, power and light. To the rear of this garage is access into a play

room which is at underground level. From the play room, a door leads into a further room which is currently used as a gym with a two piece suite in the corner comprising of a low flush w.c., and a pedestal wash hand basin. There is a further doorway off the gym into a second garage with power, light and a remote control door to the front.

To the first floor landing with radiator and window with a view out to the front. The landing provides access to all principal rooms. First, there is a W.C. with two piece suite comprising of pedestal wash hand basin, low flush w.c., vinyl flooring, storage and a window to the side. The living room has a gas fire with a window overlooking the garden to the rear. Through to the dining room with laminate flooring and upvc sliding doors to the garden. Into the kitchen which offers a selection of wall, drawer and base units with worktop surfaces over, a one and a half stainless steel sink, integrated dishwasher, space for a washing machine and dryer, space for a fridge/freezer, oven, hob with extractor above and a window with a street

side view. There is a bedroom to this floor with a radiator and window to the front.

To the second floor landing with a loft access with insulation and storage space. The master bedroom has a window to the front and to the side providing fabulous views to the Pinnacle. The en-suite comprises of, a bath with shower over, low flush w.c., and pedestal wash hand basin Bedroom two is to the front with a Velux window and radiator. There are two further bedrooms to the rear, both with Velux windows and radiators. The family bathroom has a panelled bath with shower over, pedestal wash hand basin, low flush w.c., vinyl flooring and a Velux window.

Externally, to the front is a tarmac driveway providing parking for three cars. To the rear is a paved patio area with a garden which stretches down to the side of the house with play area.

Directions

From Skipton follow the A650 in the direction of Crosshills. At the Kildwick roundabout turn right up Station Road. At the top turn right onto the main street and proceed through the village of Crosshills passing the Dog and Gun public house. Proceed up the hill into the centre of Cowling village where Acre Road will be seen on the left hand side. Follow the road for a short distance where the property will be easily identified on the right by our Dacre, Son & Hartley 'For Sale' board.

what3words shorten.incoming.morphing

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are on site. Domestic heating is from a gas fired heating system
- Two garages and parking is on site
- The property is located in a conservation area

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

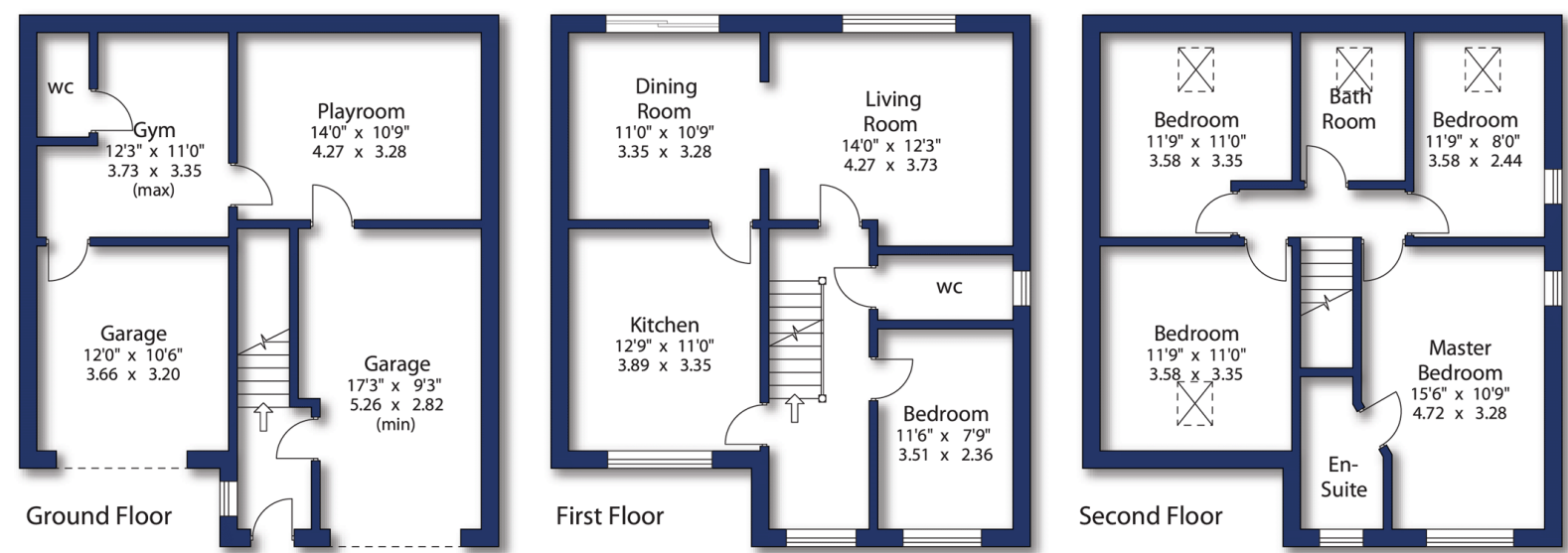
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SKI220084MIK/21.11.25/1



Floorplans



© Dacre, Son & Hartley

EPC TO BE ADDED

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01756 701010

skipton@dacres.co.uk