



Guide Price £285,000

- Detached home
- Three bedrooms
- Substantial corner plot
- Private parking and garaging
- Well presented throughout
- Quiet and private location
- Stunning long distance views
- Viewing is essential

2 Bannister Walk, Cowling, BD22 0NU

A spacious and beautifully presented three bedroom detached home, ideally positioned in the highly sought after village of Cowling and enjoying stunning far reaching countryside views. Thoughtfully renovated and improved by the current owners in recent years, this attractive property offers well maintained and stylish accommodation throughout, together with off street parking and a garage. Early viewing is strongly recommended to fully appreciate what this exceptional home has to offer.

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2 Bannister Walk, Cowling, North Yorkshire, BD22 0NU

Harrogate 29 miles, Skipton 6 miles, Leeds 25 miles (all distances approximate)

General remarks

On entering the property from the front elevation, through into the entrance hallway, with staircase leading up to the first floor and access to the ground floor accommodation. The spacious living room is located to the front, with engineered oak flooring, useful downstairs

storage cupboard and window allowing for an array of natural lighting. Following the property through to the modern dining kitchen including a range of white base, wall and drawer units with worktop surfaces over, stainless steel sink and drainer and four ring gas hob with electric oven below and extractor fan above. Plumbing is also available for a washing machine, space for a fridge/freezer and as seen from our images, space for a dining area making this an ideal space for families and entertaining, as well as double French doors opening out to the private rear garden.

The first floor landing, comprises of two substantial double bedrooms, both offering superb open views across the surrounding countryside, together with a third

bedroom which provides single bed space but could also be used as a working from home office. The modern house bathroom is fitted with a white three piece suite, comprising of a P shaped bath with shower over, pedestal hand wash basin, low flush w.c., heated towel rail and extractor fan.

Externally, the home sits on a substantial corner plot with gardens extending to the front, side and rear. The rear garden enjoys a private setting and is conveniently accessed from the kitchen. A driveway provides off street parking for two cars and leads to a single garage equipped with an electric roller door.

Directions

Proceed through Cross Hills and Glusburn to Cowling, on entering the village at Lane Ends turn right into Wainmans Close. Follow the road for a short distance, then the property is located on the corner of Bannister Walk, easily identified by our Dacre, Son and Hartley 'For Sale' board on the right hand side.

what3words shot.upwardly.aspect

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- Garage and parking are on site
- Please note that there is a right of access to the left side of the house for maintenance via number 4's driveway and number 4 have access to the side of their garage for maintenance

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 £34.20 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.

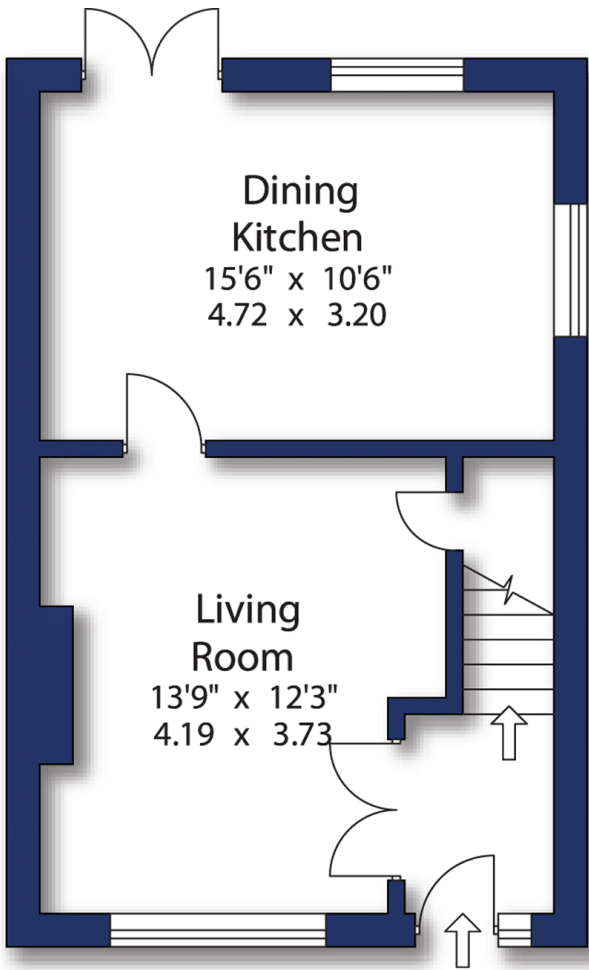
Referral fees

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.

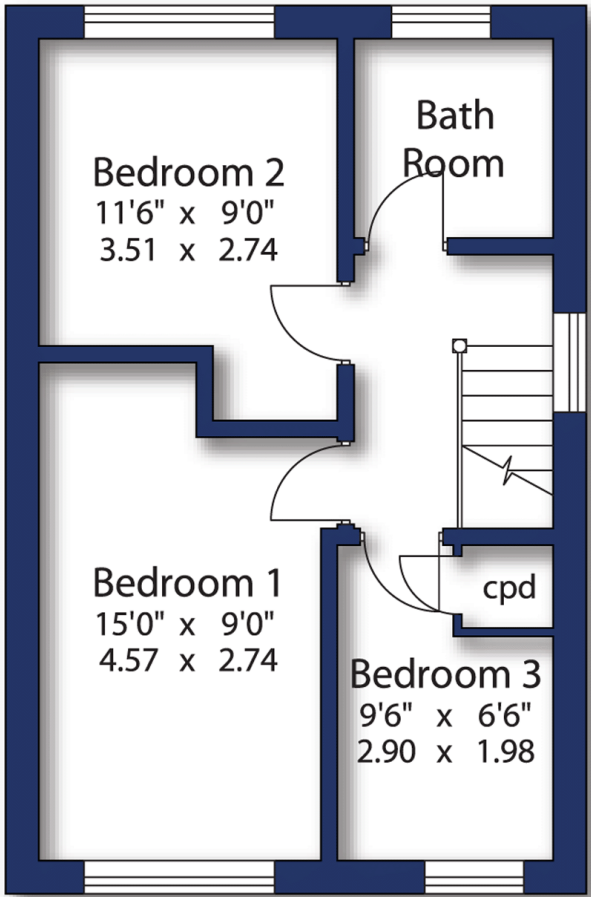
Dacres Ref: PAT260002/BCH/250826/1



Floorplans

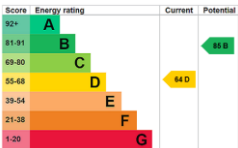


Ground Floor



First Floor

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