



8 Victoria Road, Cowling, BD22 0AR

A beautifully presented three bedroom end terrace property, dating back to the 1800's, situated in the sought after village of Cowling. The property has been exceptionally well maintained throughout and offers a charming blend of period character and modern living. Externally, the property benefits from a private rear garden, providing an ideal space for outdoor dining, entertaining and relaxation. Planning permission (CRAZA25/27117/FUL) is already in place for a substantial two storey dwelling, providing an exciting opportunity to further enhance and expand the accommodation.

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk   



8 Victoria Road, Cowling, North Yorkshire, BD22 0AR

Harrogate 31 miles, Skipton 7 miles, Leeds 25 miles (all distances approximate)

Guide Price: £325,000

- Three bedrooms
- End terraced property
- Beautifully presented throughout
- Planning permission in place for a two storey dwelling (CRAZA25/27117/FUL)
- On street parking and garaging
- Popular village location
- Viewing is essential



General remarks

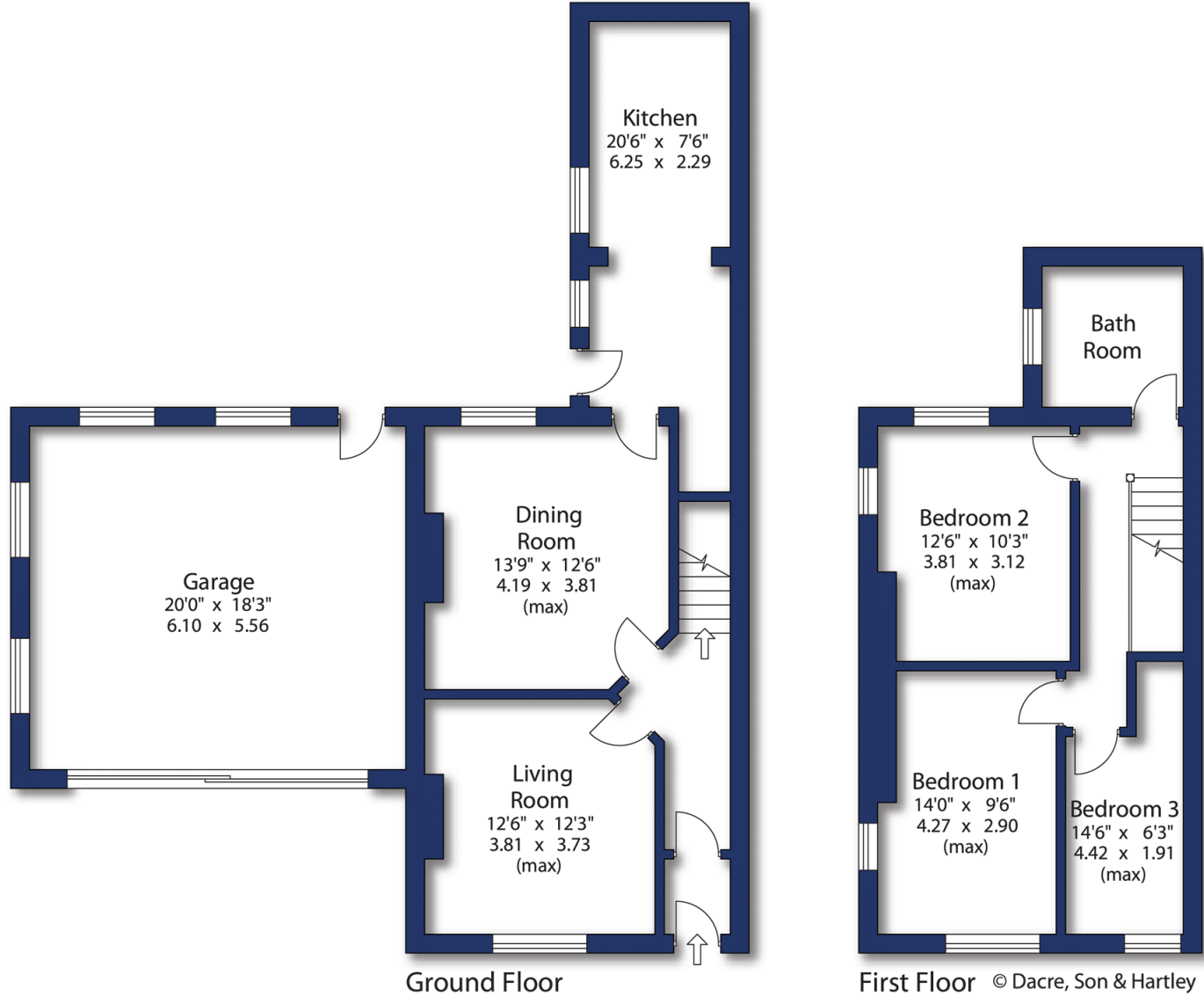
The property is entered via a UPVC entrance door, which opens into a welcoming entrance porch and, in turn, the main entrance hall. The hall features a central heating radiator, a staircase rising to the first floor and access to the principal ground-floor accommodation. Positioned at the front of the property, the living room is a generously proportioned space, enhanced by a large window that allows an abundance of natural light to flood the room. A striking full height brick chimney breast forms an attractive focal point, incorporating a wood burning stove set upon a stone hearth with a substantial stone lintel above. The room is further complemented by a double central heating radiator and characterful exposed stonework and brickwork. To the rear of the property is the separate dining room, which enjoys views over the rear garden through a window and features a recessed fireplace with a stone hearth and lintel. Attractive exposed stonework and brickwork add further charm and character to this inviting space. Leading from the dining room is the beautifully presented modern kitchen, fitted with a comprehensive range of base, wall and drawer units topped with contrasting white work surfaces. The kitchen benefits from windows overlooking the rear garden, a sink and drainer unit, and a five ring gas hob with extractor hood above. Integrated appliances include a double electric oven, dishwasher, washing machine and fridge/freezer. In addition, there is a deep walk in store/keeping cellar providing excellent supplementary storage space. The kitchen retains the charming feature of original stone flagged flooring and also provides direct access to the rear garden.

The first floor landing provides access to three bedrooms and the house bathroom. Bedrooms one and two are both generously sized and enjoy superb long distance views across the Aire Valley towards the surrounding countryside

and hills, together with views of the moors and Cowling Pinnacle. Bedroom three is situated to the front of the property and also benefits from delightful far reaching views across the Aire Valley. In addition, it features a useful open wardrobe and recessed storage area. The house bathroom is finished to an excellent standard and comprises a quality three piece suite in white, including a panelled bath with a rainfall shower over, a low flush w.c. and a hand wash basin with vanity storage beneath. Further features include tiled flooring, partially tiled walls, a chrome heated towel rail, extractor fan and attractive exposed ceiling beams.

The property benefits from an attractive front garden featuring a pebbled seating area and a matching stone boundary wall. To the side of the property is a private driveway providing off road parking in front of the substantial double garage, with potential to create additional parking or further garden space, subject to any necessary consents. The adjoining double garage is accessed via sliding doors to the front, together with a pedestrian door to the rear. Offering excellent practicality, the garage houses the gas fired combination boiler and hot water cylinder, whilst also benefiting from power, lighting and ample storage space. A particular highlight of the property is the generous rear garden, which enjoys a pleasant open aspect and has been thoughtfully maintained to provide an excellent outdoor space. Predominantly laid to level lawn, the garden is complemented by a raised timber decked seating area with pergola, creating a wonderful setting for al fresco dining and relaxation. Mature hedging and boundary fencing provide a good degree of privacy, while paved pathways offer convenient access around the garden and property.

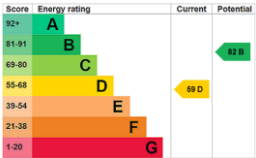
Floorplans



 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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

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 Victoria Road will be seen on the left hand side, then after a short distance the property will be easily identified on the right hand side. What3Words jeep.portable.pats

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- Parking and garaging are both on site
- Please note that this property is in a conservation area. Please note that numbers 4 & 6 have rear emergency pedestrian access

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: SKI260252/BCH/240926/1