



Craven Court, Cowling
£249,950





3 Craven Court

Cowling

BD22 0SJ

A BEAUTIFULLY PRESENTED THREE BEDROOM LINK DETACHED PROPERTY WITH STUNNING VIEWS, LANDSCAPED GARDENS AND GARAGE AND PARKING IN A COURTYARD SETTING IN THE EDGE OF THE VILLAGE CLOSE TO ALL LOCAL AMENITIES.

No.3 Craven Court is set in a peaceful courtyard that enjoys beautiful views and is ready to move into. With open spacious living accommodation with direct access to the private garden at the rear and three generous bedrooms and a contemporary family bathroom. Driveway parking and garage finish off this impressive family home.



Situated approximately 8 miles from Skipton and with a population of around 2,000, Cowling grew as a village in the 1800's and is today a popular place to live for both young and old, bordering impressive moorland and beautiful open countryside, as well as being placed for the commuter wishing to access either West Yorkshire or East Lancashire commercial centres. Trains to Bradford, Leeds and London Kings Cross are available from both Cononley Station (approximately 4 miles away) and Steeton/Silsden Station (approximately 5 miles away). Within Cowling village itself there are a number of amenities including a local shop, a restaurant, a public house, a pre-school based at the village hall and a primary school, with the well-respected South Craven Secondary School at nearby Crosshills (approximately 3 miles away).

Craven Court is a small and select cul-de-sac of just four properties in a lovely courtyard setting on the edge of the village. No.3 is beautifully presented and ready to move into, benefitting from gas central heating and double glazed throughout and is described in brief below:-

GROUND FLOOR

ENTRANCE PORCH A great space for coats and boots as you enter the property with oak effect laminate flooring, window and a radiator.

RECEPTION HALLWAY A spacious hallway with an open spindle staircase to the first floor, under stairs storage cupboard and a reconditioned Victorian radiator. Premium oak effect laminate flooring and downlights.

DINING KITCHEN 15' 10" x 9' 7" (4.83m x 2.92m) A wonderful country cottage Shaker style kitchen with wall and base units in sage grey with soft close doors and drawers by Flavel kitchens of Bingley. Granite worktops with stainless steel sink unit. Integrated appliances consisting of Indesit refrigerator, freezer and dishwasher. Rangemaster range cooker with 5 ring gas hob, 2 ovens and a grill with canopied brushed chrome extractor hood. Cupboard housing Glo-worm gas fired combi boiler, door leading to the gardens and natural stone effect tiled floor. Open arch to the sitting room making it all a lovely and light space.

SITTING ROOM 14' 1" x 9' 5" (4.29m x 2.87m) A spacious sitting room with plenty of natural light with a window to the front courtyard. Pebble effect electric fire in a contemporary marble surround and hearth. Ceiling coving and a radiator.

FIRST FLOOR

LANDING A light landing area with frosted window to the side with an open spindle balustrade and access to the insulated roof space.

BEDROOM ONE 14' 1" x 9' 8" (4.29m x 2.95m) A generous double bedroom with ceiling coving and a radiator.

BEDROOM TWO 9' 8" x 7' 8" (2.95m x 2.34m) Plus entrance area and fitted wardrobes with overhead cupboards. Long distance views over the village to open fields beyond, radiator.

BEDROOM THREE 8' 4" x 6' 10" (2.54m x 2.08m) A good size single bedroom with a window and radiator.

BATHROOM Three piece contemporary white suite comprising bath with soaker shower overhead and further handheld shower attachment; glass shower screen; hand basin with vanity unit, low level WC with hidden cistern. Airing cupboard housing hot water cylinder and electric immersion heater. Contemporary fully tiled walls and vinyl flooring. Inset spotlights and backlit mirror.

OUTSIDE To the front of the house there is a tarmac driveway, single garage (16'10" x 7'11") with up and over door and door leading to the rear garden, plumbing for washing machine, light and power. To the side of the garage is a paved seating area with slate chippings and to the front is an open shrubby garden.

To the rear of the house is a private, fully enclosed garden with an Indian stone patio area and artificial lawn with well stocked flower beds and fence border. Outside lighting and water tap.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

COUNCIL TAX This property is in Council Tax Band C. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-

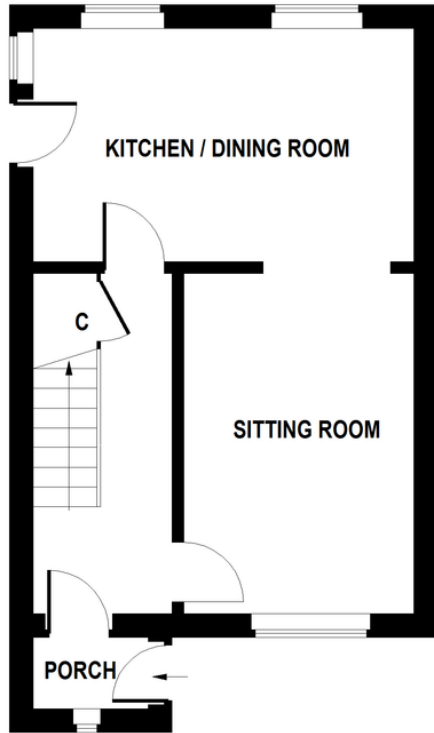
Monday to Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm

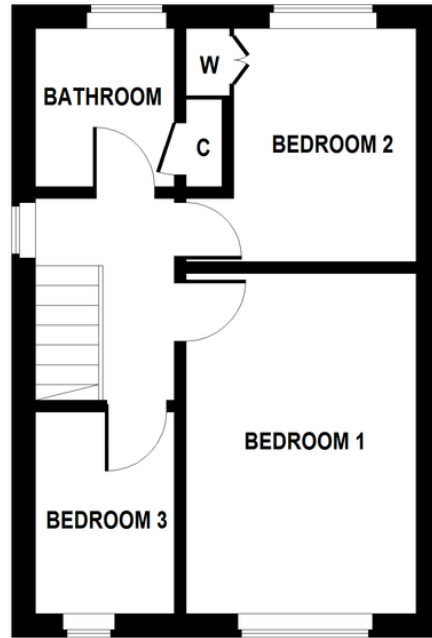
Sunday: 11.00am - 3.00pm

DIRECTIONS On entering Cowling from the direction of Cross Hills, take the second turning on the left onto Dick Lane and turn immediately right into Craven Court, where number 3 will be found on the left, identified by our For Sale board.





GROUND FLOOR

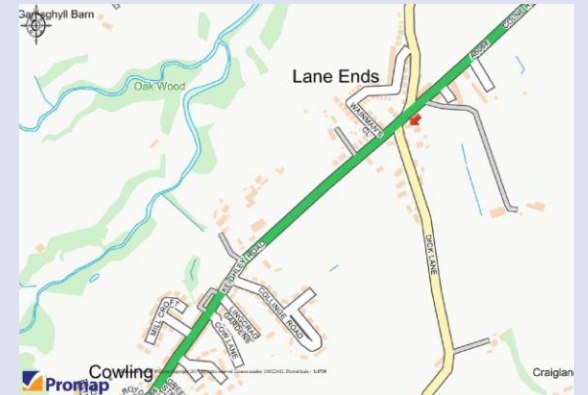


FIRST FLOOR

3 CRAVEN COURT

Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.