



**Bannister Walk, Cowling, BD22 0NU**

**Asking Price: £285,000**

Looking for a detached family home where all the hard work has already been done? This three-bedroom property, fully renovated in 2020, offers modern, stylish accommodation throughout, along with driveway parking, a garage and a spacious garden, making it a genuine turn-key home ready to enjoy from day one.

The property opens into an entrance vestibule with space for coats and shoes, along with a staircase rising to the first floor. To the left is the sitting room, a bright and comfortable front-facing reception room with plenty of space for a range of furniture arrangements. Useful understairs storage adds practicality and helps keep everyday clutter neatly tucked away.

At the rear of the house is the modern dining kitchen, which has been thoughtfully updated with a range of white-fronted wall and base units, generous worktop space and integrated oven and hob. There is plumbing for a washing machine, space for additional appliances and a clearly defined dining area, making it a practical space for both day-to-day living and entertaining. French doors open directly onto the rear garden, creating an easy connection between inside and out.

On the first floor are two double bedrooms, both enjoying pleasant views towards the surrounding countryside, along with a third bedroom. The fully tiled bathroom is finished with a contemporary white suite and heated towel rail.

Outside, the property occupies a generous corner plot with gardens to the front, side and rear. The rear garden offers a good degree of privacy and is ideally positioned for direct access from the kitchen. A driveway provides off road parking for two vehicles and leads to a single garage fitted with an electric roller door.

The current owners have undertaken a comprehensive renovation, creating a home that feels fresh, modern and exceptionally well cared for throughout. For buyers seeking a property where the decorating, updating and improvement work has already been completed, this is a home where the kettle can be on within minutes of collecting the keys.

Council Tax Band: C

Tenure: Freehold



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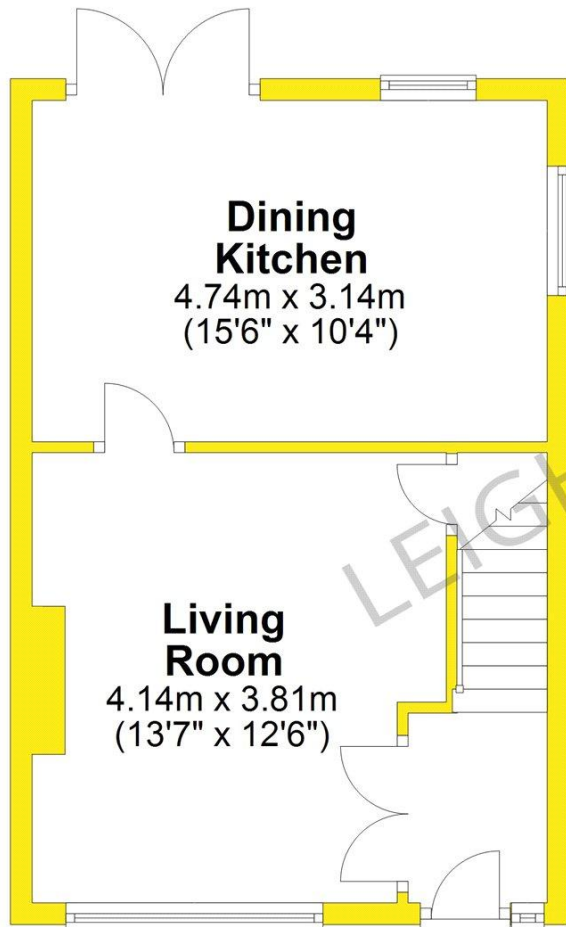


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## Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)

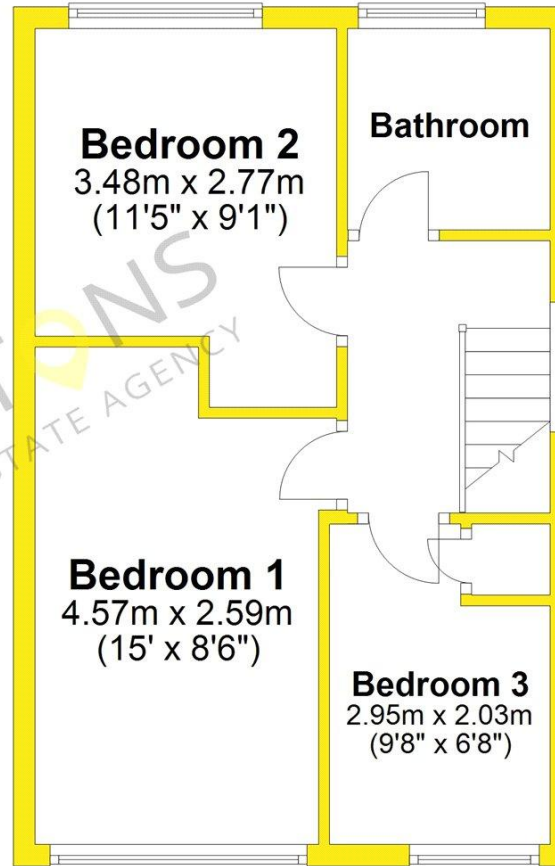


**Dining  
Kitchen**  
4.74m x 3.14m  
(15'6" x 10'4")

**Living  
Room**  
4.14m x 3.81m  
(13'7" x 12'6")

## First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



**Bedroom 2**  
3.48m x 2.77m  
(11'5" x 9'1")

**Bathroom**

**Bedroom 1**  
4.57m x 2.59m  
(15' x 8'6")

**Bedroom 3**  
2.95m x 2.03m  
(9'8" x 6'8")

Total area: approx. 70.5 sq. metres (758.5 sq. feet)  
For illustration purposes only - not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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