

- Stunning Views
- Large Garden & Patio
- Parking Spaces



Cowl Banks Cottage, Ainthorpe Lane, Ainthorpe, Whitby,  
North Yorkshire, YO21 2NG

Guide Price £320 000

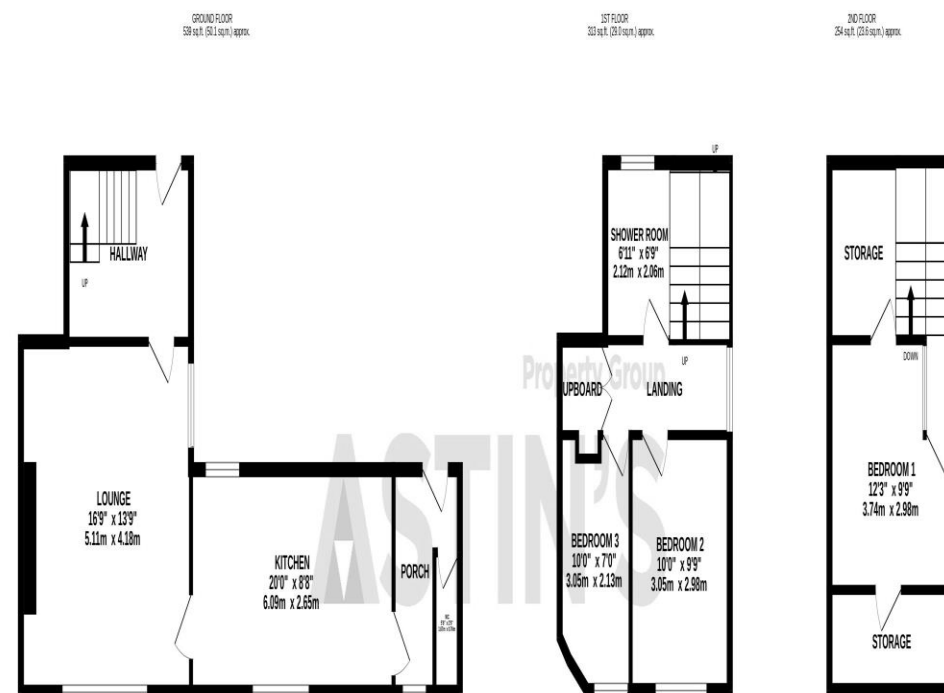
Property Group  
**ASTIN'S**







Cowl Banks Cottage is a 3 bedroom semi-detached property set in a beautiful rural location in Ainthorpe directly opposite Danby primary school. In the near by village of Danby there is a doctors surgery, a bakery and health food shop. This area is in the centre of the National Park which is ideal for enjoying the outdoor lifestyle. The house has stunning views from all windows either looking across the generous gardens to the front of the house or to the side and rear across the rolling fields and moorland. Inside, the house has a good sized entrance hallway with a feature staircase leading up to the first floor. There is a good sized lounge with a large window overlooking the fields and a window overlooking the patio. The kitchen is also a really good size with plenty of cupboards and spaces for a washer, dishwasher and fridge freezer. The hob, oven and microwave are built in. At the far end of the kitchen there is a porch area with a downstairs W.C. and another door out into the garden. On the first floor there are two bedrooms - one double and a single, plus a fully tiled modern shower room with a large rainfall shower, hand wash basin and W.C. The galleried stairway goes up to a second floor above where there is a third bedroom which also has two storage cupboards built into the eaves. Outside the front of the property there is parking space for at least a couple of cars, a good sized patio area and a generous lawned area with feature flower beds, hedges and a featured tree. The LPG gas tank is also located in a screened off area of the garden. We strongly recommend viewing this property to appreciate the stunning location and views as well as the generous amount of accommodation.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Always a warm welcome 7 days a week

Insert Map

TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 10136

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(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

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Energy performance certificate (EPC)

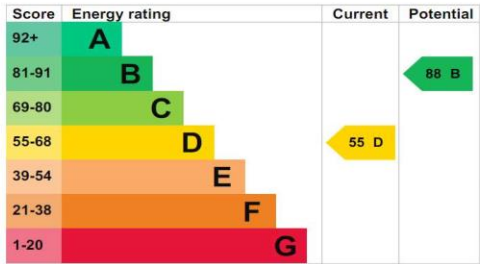
Cowl Banks Ainthorpe Lane Ainthorpe WHITBY YO21 2NG	Energy rating <b>D</b>	Valid until: 27 September 2025
		Certificate number: 0530-2883-7510-9525-8295
Property type		Semi-detached house
Total floor area		99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
• the average energy rating is D  
• the average energy score is 60

Breakdown of property's energy performance

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

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