



## The Meadows, Cononley

- Exclusive New Development
- Walking Distance to Train Station
- Underfloor Heating Throughout Downstairs
- Quality Modern Bathrooms & Downstairs WC
- French Doors to Patio Area
- Popular Village Setting
- 10 Minute Drive to Skipton
- Eastburn Kitchen & Quartz Worktops
- Garage & Utility Space
- Solar Panels & Electric Car Charger

**Asking Price £425,000**

**Tenure: Freehold**

**HUNTERS®**

HERE TO GET *you* THERE

# The Meadows, Cononley

## DESCRIPTION

Hunters Bingley are proud to bring to the market this stunning property, part of an exclusive development of 25 houses in the heart of Cononley village.

These executive new homes are only a short walk from the village amenities, including the village shop, two local pubs and a train station with direct links to Skipton, Bingley, Saltaire, Bradford and Leeds. Skipton is less than a 10 minute drive away and you are right on the doorstep of the Yorkshire Dales National Park.

Built in natural coursed stone with cut stone quoins to the corners and around all windows and doors, these houses will look right at home in their setting. Each new home comes with a high specification including an Eastburn fully fitted kitchen with Quartz premium worktop and quality modern fitted bathrooms with downstairs WC.

These houses are built and insulated to a high standard and with underfloor heating downstairs, a brand new efficient boiler, solar panels and an electric car charger, they are very efficient and economical to run.

There are a number of House Types available at different prices according to the plot size, house features, location and any other factors. A full plot schedule with prices and availability is available on request.

The houses will be built in 3 phases:

Phase 1 – Plots 1 to 8 – available towards the end of 2024

Phase 2 – Plots 25 to 14 – available mid 2025

Phase 3 – Plots 9 to 13 – available towards the end of 2025 / start of 2026

Please get in touch with us if you would like any further information or for prices and availability.

Reserve your plot now as they are starting to get snapped up, and you can choose your kitchen, quartz, flooring, tiling and bathroom finishes.



# ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>	<b>93</b>	<b>93</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



GROUND FLOOR PLAN

INTERNAL GROSS FLOOR AREA  
 Living Accommodation = 94m<sup>2</sup> (1012ft<sup>2</sup>)  
 Garage = 21m<sup>2</sup> (226ft<sup>2</sup>)

## Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.  
 119 Main Street, Bingley, BD16 2HT  
 Tel: 01274 511 509 Email: bingley@hunters.com <https://www.hunters.com>



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

