



Meadow Lane, Cononley, BD23 8NB

Offers In The Region Of £150,000

- SEMI DETACHED PERIOD COTTAGE
- EXCELLENT RENOVATION PROJECT
- QUIET YET CENTRAL LOCATION
- SOUGHT AFTER VILLAGE
- THREE BEDROOMS
- ADJOINING GARAGE AND LAND BY SEPARATE NEGOTIATION
- CHARACTERFUL PROPERTY
- GOOD TRANSPORT LINKS

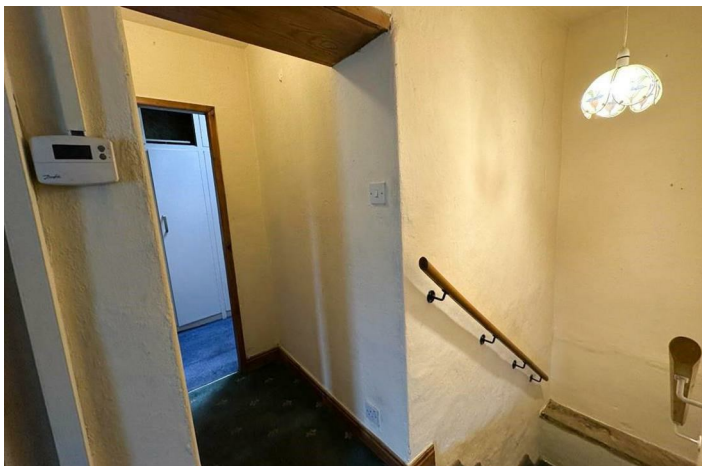


# Meadow Lane, Cononley, BD20 8NB

A rare opportunity to acquire a STONE BUILT, SEMI-DETACHED, PERIOD COTTAGE IN NEED OF UPDATING, hence the price. Providing THREE BEDROOM ACCOMMODATION and with the OPPORTUNITY TO PURCHASE A LARGE GARAGE, GARDEN AND LAND BY SEPARATE NEGOTIATION. Set in this QUIET YET CENTRAL LOCATION in Cononley.



Council Tax Band: C



## PROPERTY DETAILS

A rare opportunity to acquire a stone built, semi-detached, period cottage in need of updating, hence the price. Providing three bedroom accommodation and with the opportunity to purchase a large garage with yard to the side and strip of land by separate negotiation. Set in this quiet yet central location in Cononley.

This delightful cottage has a ground floor sitting room, kitchen leading to inner hall, whilst to the upper storey there is a landing leading to three bedrooms and a house bathroom. All mains services are fitted including gas fired central heating as well as sealed unit double glazing. Only by internal inspection can you truly appreciate the potential this property has to offer.

Lying in the heart of the Aire Valley, Cononley is a very popular village with numerous amenities including a primary school, church, two pubs, playground and village shop. There is a railway station with services between Skipton, Bradford and Leeds making it ideal for the commuter whilst the business centres of West Yorkshire and East Lancashire are readily accessible. Cononley is set amidst scenic countryside and has delightful walks with the River Aire close to hand. It is approximately three miles to the south of the bustling market town of Skipton with its excellent array of facilities including highly regarded schools.

## GROUND FLOOR

### SITTING ROOM

22'8" x 8'10"

with UPVC and sealed unit double glazed window to the front elevation. Central heating radiator. Carpet flooring.

### KITCHEN

13'4" x 8'8"

with a built in storage cupboard. Double central

heating radiator. UPVC sealed unit double glazed window and entrance door. Stainless steel sink and drainer set into a unit with matching cupboards above. Quarry tiled flooring.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

13'3 x 8'8

with UPVC sealed unit double glazed window providing long distance views. Built in storage cupboard. Central heating radiator.

### BEDROOM TWO

13'7 x 8'5

with uPVC sealed unit double glazed window providing views towards the distant hills. Central heating radiator. Built in storage and wall mounted gas central heating boiler.

### BEDROOM THREE

9'1 x 9'2

L-shaped room with built in storage and Velux window.

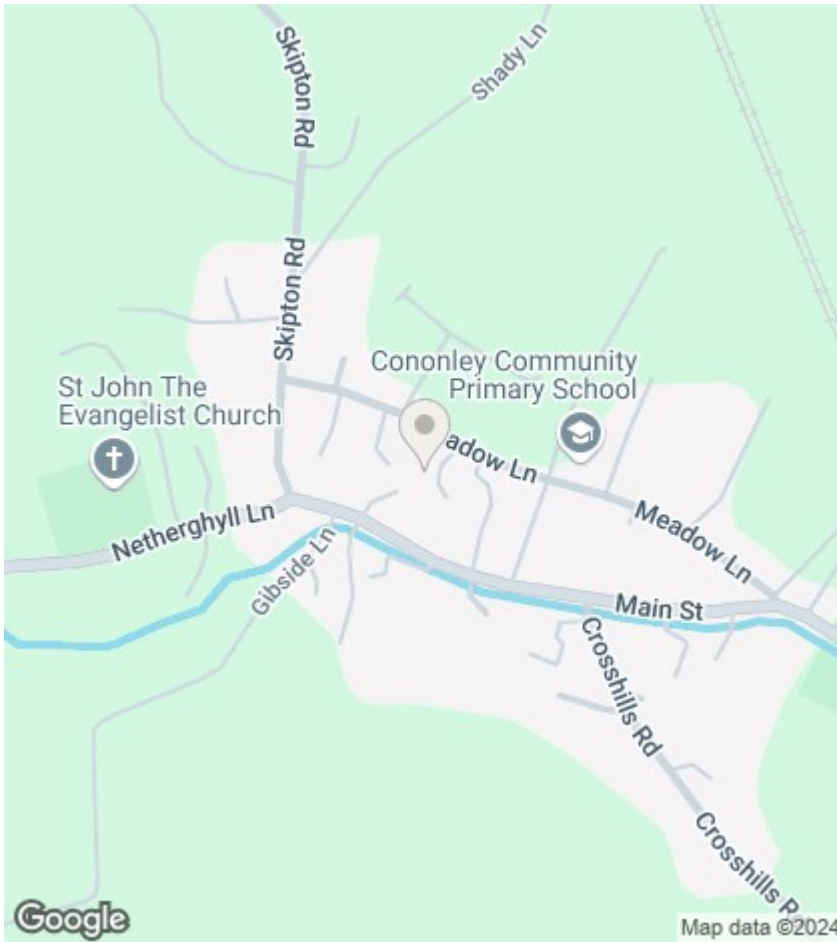
### BATHROOM

With a coloured three piece suite comprising; panelled bath with shower. W.C and hand wash basin set into a vanity unit. Window to the front elevation.

## ADDITIONAL INFORMATION

This property is leasehold. Length of lease 700 years +

The adjoining land is available by separate negotiation.



## Directions

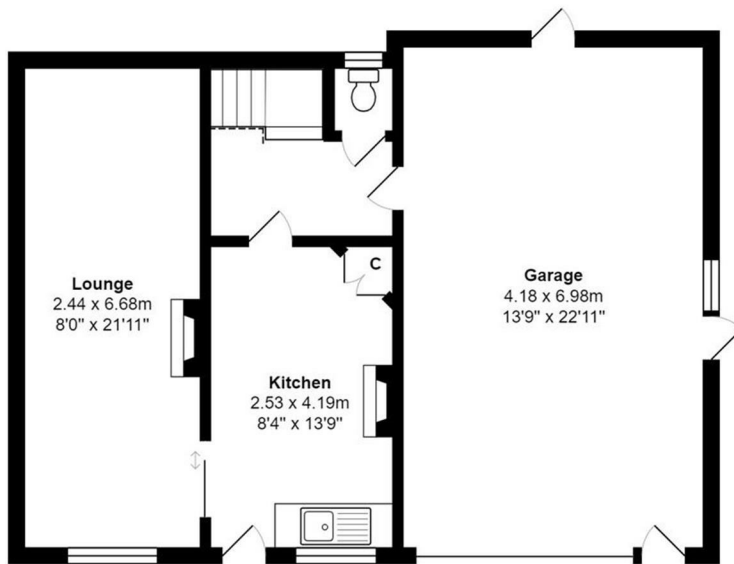
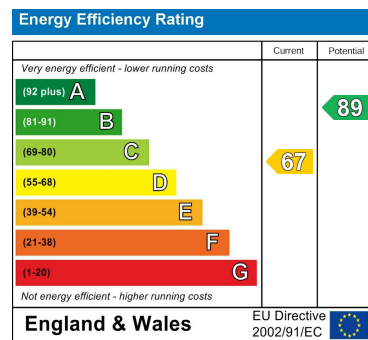
Enter Cononley, go over the railway line, continue along this road, turn right up Meadow Lane where the property will be seen on the left hand side identified by our 'for sale' board.

## Viewings

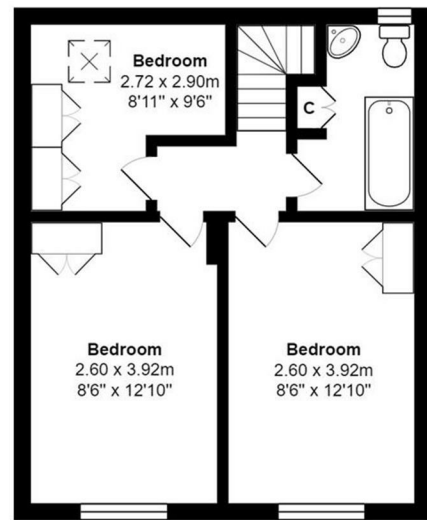
Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

D



Ground Floor



First Floor

Total Area: 70.1 m<sup>2</sup> ... 754 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only