



**7 MEADOW CLOSE
CONONLEY**



AN IMPRESSIVE 4 BEDROOMED DETACHED FAMILY HOME WITH A LARGE GROUND FLOOR EXTENSION, AN INTEGRAL GARAGE, PRIVATE DRIVEWAY & GENEROUS GARDENS SITUATED ON A SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC

PRICE: £485,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Conveniently situated close to the village centre within **short walking distance of the train station and the highly respected primary school**, this impressive detached property has been **extended to approximately 1700 square feet**, now providing a **ready-made family home** whilst also having further scope for improvement by **potentially upgrading the kitchen and incorporating it into the extension**.

The accommodation currently comprises: a large Dining Kitchen, a Utility & Cloakroom, spacious Sitting Room and a **superb extended full width Garden/Dining Room with bi-fold doors to the rear garden**; being complemented by **4 well proportioned Bedrooms**, a luxury En-Suite, a large House Bathroom and a further Shower Room.

Cononley is a sought after semi rural village locally known for **the aforementioned primary school and train station which provides excellent network links**; also being well placed just outside Skipton with a **choice of popular country walks virtually from the doorstep**.

Providing driveway parking, an integral Garage and generous gardens on a cul-de-sac where properties are rarely offered for sale, the property is **recommended for closer inspection** and in detail comprises:

Covered entrance with half glazed and leaded uPVC door to:

HALL: 13'4" x 5'7" with Oak flooring, fitted cloaks cupboard & display area and open staircase to the first floor.



DINING KITCHEN: 18'9" x 12'5" with range of Oak wall and base units with worktops over, laminate flooring, stainless steel sink unit & drainer, Range oven with 5 ring gas hob and extractor hood over, recess for fridge/freezer, concealed dishwasher, part tiled walls, understairs store, breakfast bar to dining area with glazed doors to the extension and opening to:



SITTING ROOM: 15'1" x 12'10" with Oak flooring, coal effect gas fire within marble surround, hearth & mantel, 3 wall light points and picture bay window to the front with display sill.

EXTENDED GARDEN ROOM: 14'6" x 12'8" with Oak flooring, ceiling downlights, 3 Velux windows, full width windows to the garden and open plan layout to:

DINING ROOM: 12'10" x 12'4" (max) with matching flooring, 2 Velux windows, ceiling downlights and bi-fold doors to the rear garden.



UTILITY: 8'0" x 7'9" with wall and base units, worktops, washer & dryer plumbing, ample space for white goods, side window, laminate flooring and access to:

CLOAKROOM: with matching flooring, low suite w.c, bracket wash hand basin with cupboard under, fitted shelves, half panelled walls and window with frosted glass.

TO THE FIRST FLOOR

LANDING: 11'10" x 9'10" (max) with fitted cupboard.

MASTER BEDROOM: 15'4" x 12'2" with laminate flooring, range of fitted furniture including wardrobes, drawers & dressing table, 2 bedside wall light points and picture window with views towards Bluebell Woods.



EN-SUITE: 8'1" x 6'3" a contemporary suite comprising large walk-in shower enclosure, 'his and hers' table top sinks in mosaic tiled display sill, 2 mirror fronted cabinets, low suite w.c, chrome ladder radiator, tiled walls & floor, ceiling downlights and window with frosted glass.

BEDROOM 2: 12'7" x 10'8" with laminate flooring, fitted wardrobes & drawers and computer desk with display top.

BEDROOM 3: 11'0" x 8'0" with laminate flooring, fitted wardrobe & drawers and similar views to bedroom 1.

BEDROOM 4: 8'0" x 7'6" (plus fitted wardrobes) with laminate flooring and pleasant views over the rear garden.



BATHROOM: 7'10" x 7'6" with 3 piece suite in white comprising panelled bath with showerhead attachment, low suite w.c, bracket wash hand basin, chrome ladder radiator, tiled walls & floor, ceiling downlights and large window with frosted glass.

SHOWER ROOM: 5'5" x 4'8" with tiled shower enclosure, low suite w.c, pedestal wash hand basin, part tiled walls, laminate flooring and window with frosted glass.

TO THE OUTSIDE

There is a lawned foregarden and a private driveway providing parking and giving access to the:

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.



INTEGRAL GARAGE: 15'5" x 8'0" with up-and-over door, side window, power & light and wall mounted Worcester combination boiler.

The rear garden contains a mixture of flagged sitting out areas, decking, a shaped lawn and established borders, also including a useful garden shed. The whole provides an ideal space for gardening enthusiasts and/or a family with young children & pets.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band E.

POST CODE: BD20 8LZ

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman & Wilman, 8 Main Street, Cross Hills BD20 8TB (01535) 637333.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk