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A 'LIKE NEW' STONE BUILT TOWN HOUSE WITH DOUBLE WIDTH DRIVEWAY PARKING FORMING PART OF HIGHLY REGARDED DEVELOPMENT BY AWARD WINNING BUILDERS IN A SOUGHT-AFTER VILLAGE LOCATION



6 TURNER COURT CONONLEY

Forming part an exclusive residential development conveniently located in the centre of the village, this impressive stone built town house was constructed in 2020 by award winning builders, Messrs Candelisa Properties who have quickly become renowned for bespoke developments in the local area.

Number 6 is still presented to a like new show home standard with light & airy accommodation comprising: Entrance Hall with Cloakroom, Kitchen with integrated Neff appliances and an open plan through Living Room and Dining Area with a feature barndoor style window to the front and doors to the rear garden, complemented by a stylish 4 piece House Bathroom, 2 good Double Bedrooms and a useful Study or Dressing Room.

PRICE: £309,950

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Cononley is a much admired semi-rural village which is well known for having a **highly regarded primary school, 2 pubs, a variety of sporting clubs and popular country walks;** being well situated within **very close proximity to the train station** giving access to the larger business centre's of Leeds, Bradford and Manchester **and the historic market town of Skipton** which provides a wider range of everyday amenities.

Including under floor heating to the ground floor, private double width driveway parking and a good sized easily maintained garden, the property is highly recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: 10'6" x 3'6" with Oak flooring and return staircase to the first floor.



CLOAKROOM: 6'3" x 4'8" with tiled floor, half tiled walls, low suite w.c, wash hand basin with cupboard under, ceiling downlights, extractor fan and useful understairs store cupboard.

KITCHEN: 11'9" x 10'0" with Oak flooring, range of wall and base units with Quartz worktops, stainless steel sink unit, integrated Neff appliances including eye level oven, 5 ring gas hob with contemporary extractor hood over & Quartz splash back, dishwasher and fridge freezer, integrated Hoover washer, ceiling downlights, cupboard housing the Ideal combination boiler and sliding 'pocket' Oak doors to:



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



LIVING & DINING ROOM: 20'3" x 9'10" a lovely open plan through room with feature barn door window to the front, bi-fold doors to the rear garden, Oak flooring, further door to the hallway and generous dining space.

TO THE FIRST FLOOR

LANDING: 11'0" x 3'1" with access to roof void.

BEDROOM 1: 11'1" x 11'0" with views over the rear garden.



BEDROOM 2: 16'11" x 9'0" (L-shaped inclusive of the study/dressing room) with hilltop views.

STUDY / DRESSING ROOM: 7'7" x 5'7" (max) with porthole style window.



BATHROOM: 8'9" x 7'5" a very generous room with a high quality 4 piece suite comprising bath with tiled panel and shower over with glass screen, large separate shower enclosure with dual heads and glass door & screen, low suite w.c, wash hand basin with drawers under, chrome ladder radiator, tiled walls and floor, ceiling downlights, extractor fan and window with frosted glass.

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TO THE OUTSIDE

There is a double width drive to the front providing comfortable space for 2 cars.

The rear is part flagged and majority astro-turfed, being securely enclosed by upgraded high level dry stone walls and panelled fencing; the whole enjoying a good degree of shelter on the west side.



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

SERVICES: Mains gas, water, drainage 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.

POST CODE: BD20 8FD

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

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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

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