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ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PROPORTIONED 3 BEDROOMED TERRACED COTTAGE WITH GARDENS TO THE FRONT AND REAR AND LOVELY ELEVATED VIEWS IN THIS VERY POPULAR DALES VILLAGE



**13 CRAG VIEW
CONONLEY**

Occupying an enviable location on a quiet cul-de-sac, this attractive terraced cottage provides light & airy **3 Bedroomed accommodation** including an **open plan Dining Kitchen**, and a full width **Sitting Room with a solid fuel stove** to the ground floor. The well proportioned Bedrooms are complemented by a modern Bathroom at first floor level, whilst externally the property benefits from **good sized gardens** to the front and rear, with elevated views across the valley.

The popular village of Cononley has **2 public houses, a convenience store, a well-maintained park, various walking routes and a much sought after primary school**, also being well connected via a train station to the larger business centres of Skipton, Leeds and Bradford.

PRICE: £240,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Located in one of the **most sought-after villages in the Aire Valley**, early viewing is strongly recommended to avoid disappointment, with the property in further detail comprising:

TO THE GROUND FLOOR

Part glazed composite entrance door to:

SITTING ROOM: 17'2" x 14'0" open spindled staircase to the first floor with useful store cupboard under, solid fuel stove recessed to the chimney breast with tiled hearth, timber surround and mantel, feature tall radiator and superb long distance views up the Aire Valley towards Skipton.



DINING KITCHEN: 17'2" x 8'7" range of wall and base units with quartz effect laminate worktops over incorporating double electric oven, 5 ring gas hob with stainless steel extractor hood over, 1½ bowl stainless steel sink unit and drainer, integrated appliances including fridge freezer, dishwasher and washing machine, cupboard housing the combination boiler, **DINING AREA** with fitted bench seating and pendant light, 2 windows with views to the hills, Karndean flooring, wood panelled ceiling and part glazed stable style uPVC door to the rear garden.



TO THE FIRST FLOOR

LANDING: with access via pull down ladder to part boarded roof void with light.

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



BEDROOM 1: 11'9" x 9'4" having superb, elevated views across the valley towards Skipton, Farnhill and Silsden.



BEDROOM 2: 10'9" x 10'0" with views over the garden towards the hills at the rear.

BEDROOM 3: 7'5" x 7'5" with similar views to bedroom 1.



BATHROOM: 7'7" x 6'8" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c with concealed cistern, wash hand basin with cupboards below, extractor fan, laminate floor, frosted uPVC window, chrome ladder towel rail and part boarded walls.



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TO THE OUTSIDE

There is a low maintenance, tiered and pebbled front garden with views towards Skipton, with street parking being available.

The rear multi-levelled garden comprises a flagged patio at lower level with a cold water tap and outside light, with steps leading to a lawn, further steps lead to a flagged patio terrace with a pergola, timber shed and a timber seating structure, the whole being bounded by timber fencing.



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 8JU

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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