



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN IMMACULATE PICTURE PERFECT
2 BEDROOMED COTTAGE WITH SUPERB VIEWS AND A
LOVELY GARDEN BACKING DIRECTLY ONTO OPEN
FIELDS IN THIS POPULAR DALES VILLAGE**



**4 AIRE VIEW
CONONLEY**

Constructed in coursed Yorkshire stone covered with a traditional grey slate roof, this charming cottage stands towards the end of a row of similar properties locally known as 'Frying Pan Row', backing onto open fields & countryside and enjoying lovely elevated views across the Aire Valley towards Bluebell Woods.

The property provides **well-proportioned 2 Bedroomed accommodation** with a luxury Bathroom suite complemented by a **modern Dining Kitchen** and a large **Sitting Room** with a feature **Inglenook fireplace & solid fuel stove**; having been **re-roofed with a boarded attic to provide useful storage**. To the rear there is **an easily maintained garden backing directly onto fields on the south side**, also having a raised terrace to the front providing a further seating area.

PRICE: £249,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Cononley is one of the most sought after villages in the Aire Valley, having a **well linked train station, 2 public houses, a village shop and a highly regarded primary school.**

TO THE GROUND FLOOR

Part glazed door to:

SITTING ROOM: 16'0" x 13'4" (max) with solid fuel stove recessed to Inglenook fireplace with flagged hearth & timber mantel, tiled floor, windows with shutters & views across the valley, small cupboard to alcove, exposed stone staircase to the first floor and panelled ceiling.



DINING KITCHEN: 13'2" x 8'9" with range of wall and base units with quartz worktops over, oven & 4 ring electric hob, stainless steel sink unit, washer plumbing, laminate floor, glazed door to the rear garden and useful store cupboard under the stairs.



TO THE FIRST FLOOR

LANDING: with access via folding ladder to boarded roof void storage space.

BEDROOM 1: 13'4" x 9'10" with range of fitted wardrobes and window with shutters and lovely elevated views across the valley.

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 2: 8'11" x 8'4" with fitted wardrobes and views towards the hills to the rear.



BATHROOM: 15'0" x 3'9" comprising feature free standing bath with shower head attachment, low suite w.c, sink with quartz top & storage cupboards below, tiled floor, useful store cupboard over the stairs housing the Ideal combination boiler, 2 chrome ladder towel rails, frosted window and part panelled walls.



TO THE OUTSIDE

To the front is a raised terrace with views across the valley.

The rear cottage garden includes a flagged patio at a lower level, small pebbled seating area, lawn, timber shed and a further flagged patio bordering open fields. The whole enjoys a sunny southerly aspect and is bounded by timber fencing and established planting & trees.

The current owner also rents an allotment opposite the property (for a nominal fee of £20 per annum) and a prospective purchaser could make enquiries to continue this arrangement.

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

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



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 8JY

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.

PRICE: £249,950

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



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