



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED 3 BEDROOMED SEMI-DETACHED HOUSE WITH A GENEROUS OPEN PLAN LIVING/DINING ROOM AND A GARAGE – SITUATED CLOSE TO THE SCHOOL & TRAIN STATION IN A POPULAR VILLAGE COMMUNITY



BARNSIDE CONONLEY

Very well presented throughout, this semi-detached family home provides **comfortable light & airy 3 Bedroomed accommodation** including an **extended Utility & Cloakroom**, **large open plan Dining/Sitting Room with a solid fuel stove** and the **rare advantage of Garage** close to the village centre; being **ready for immediate occupation**, **chain free** and of likely appeal to a variety of prospective purchasers.

The popular village of Cononley has **2 public houses**, 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: £299,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Occupying a larger than expected plot with particular reference to a lovely enclosed sheltered garden to the rear (whilst also having potential to provide off road parking to the front), the property is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: 7'9" x 4'2" (max) with laminate flooring, ceiling downlights and staircase to the first floor.



SITTING ROOM: 15'6" x 13'0" (max) with solid fuel stove on flagged hearth with Oak mantel and open plan layout to:

DINING ROOM: 9'2" x 8'6" with laminate flooring and glazed uPVC doors to the rear garden.



KITCHEN: 8'10" x 7'4" with range of wall and base units with worktops over, stainless steel sink unit & drainer, oven/grill and 4 ring gas hob with extractor hood over, integrated slimline dishwasher, laminate flooring, ceiling downlights and deep downstairs **PANTRY** with matching flooring, fitted shelves and Baxi combination boiler.

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



UTILITY: 6'5" x 3'5" with laminate flooring, space for washer & dryer, Velux window and glazed door to the garden.

CLOAKROOM: with matching flooring, low suite w.c, pedestal wash hand basin and extractor fan.

TO THE FIRST FLOOR

LANDING: 8'11" x 7'5" with side window and access to roof void.

BEDROOM 1: 11'6" x 8'7" with views over the rear garden and hills beyond.



BEDROOM 2: 11'2" x 8'7" with hilltop views.

BEDROOM 3: 8'0" x 7'4" (including deep cupboard over the stairs with fitted shelves) with similar views.



BATHROOM: 7'5" x 5'5" with 3 piece suite comprising panelled bath with thermostatic shower over & folding glass screen, low suite w.c, pedestal wash basin, Vinyl flooring, ceiling downlights, extractor fan and window with frosted glass.

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



TO THE OUTSIDE

There is a part lawned & flagged front garden with established borders enclosed by a stone wall and panelled fencing.

The rear is a standout feature, also being part lawned & flagged, being securely enclosed and providing a good degree of shelter. A gate leads to a private courtyard giving access to a single **GARAGE:** 16'0" x 9'0" (right hand side of two) with power & light, side door & window and up-and-over door. There is also a useful storage area to the side of the garage.



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.

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

POST CODE: BD20 8NB

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: £299,950

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.