



5 GARTH FOLD CONONLEY



**A MODERN 3 BEDROOMED DETACHED HOUSE
WITH AN INTEGRAL GARAGE AND A PRIVATE
GARDEN SITUATED ON A SMALL CUL-DE-SAC
CLOSE TO THE VILLAGE CENTRE**

PRICE: £459,950

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





Constructed approximately 25 years ago, this stone built detached property forms part of a small exclusive cul-de-sac of 5 similar dwellings, being pleasantly tucked away but also within a stone's throw of the village centre and comfortable walking distance of the train station.

The accommodation covers circa 1400 sq ft (exclusive of a superb integral Garage & store), briefly comprising: a Porch, welcoming Entrance Hall & Dining Room, generous Sitting Room, **upgraded Breakfast Kitchen and a large Utility with Cloakroom giving access to the Garage & store:** being complemented by 3 well proportioned Double Bedrooms (one with En-Suite) and a 4 piece House Bathroom.

Cononley is a sought after semi-rural village, known for being well connected via the Airedale trainline between Skipton & Leeds and for having a **highly regarded primary school, 2 friendly pubs, a corner shop, a well maintained park and a variety of popular country walks virtually from the doorstep.**

Having a double width driveway parking and a private garden on the south west side, this impressive family home is also served by **an air source heat pump and & solar panels and should prove to be economical to run**, with the accommodation in more detail comprising:

Part glazed panelled door to:

PORCH: 6'5" x 3'8" with part matted and Oak effect laminate flooring, cupboard housing the hot water cylinder, side window and majority glazed inner door to:



BREAKFAST KITCHEN: 20'7" x 11'7" (L-shaped) with upgraded wall & base units, Oak effect worktops incorporating 1½ bowl stainless steel sink unit & drainer, Rangemaster oven with 5 ring gas hob, glass splash back & extractor hood over, integrated dishwasher, breakfast bar, tiled floor, 3 windows on 2 sides and bespoke surround for American style fridge freezer.



HALL & DINING ROOM: 20'6" x 12'1" with open spindled staircase to the first floor, Oak effect flooring and generous **DINING AREA** with 2 windows to the rear garden.

LIVING ROOM: 20'4" x 11'4" with coal effect gas fire in feature fireplace, glazed door to a flagged garden to the front and window overlooking the rear garden.



UTILITY: 14'5" x 10'9" with further units with Oak effect worktops over, stainless steel sink unit and drainer, washer plumbing, chrome ladder radiator & second radiator, ceiling downlights, tiled floor, cloaks cupboard and access to the garage & rear garden.

CLOAKROOM: with low suite w.c, pedestal wash hand basin and tiled floor.

INTEGRAL GARAGE: 18'3" x 9'10" with up-and-over electric door and useful **STORAGE AREA:** 8'7" x 7'2" with second electric door and solar panel battery.

TO THE FIRST FLOOR

BEDROOM 1: 14'5" x 11'5" with far reaching views and fitted wardrobes.

EN-SUITE: 7'7" x 5'6" with large shower enclosure with fixed glass screen, low suite w.c, pedestal wash hand basin, chrome ladder radiator, tiled walls & floor, extractor fan and window with frosted glass.



TO THE OUTSIDE

A double width block paved driveway provides parking for 2 cars and gives access to the integral garage.

There is a small flagged garden to the front (access from the living room) housing the air source heat pump.

The rear garden is half flagged & chipped in plumb slate for ease of maintenance. The whole is bounded by high level walls & fencing providing a high degree of shelter & security on the south west side.



BEDROOM 2: 14'0" x 11'5" with fitted wardrobe and windows on 2 sides with far reaching views.



BEDROOM 3: 10'5" x 8'10" (plus fitted wardrobes) with far reaching views.



HOUSE BATHROOM: 9'0" x 5'6" with 4 piece suite comprising panelled bath with shower head attachment, shower enclosure with sliding glass door, low suite w.c, pedestal wash hand basin, tiled floor, part tiled walls, 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.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. Heating is from an air source heat pump. Solar panels are & a battery are installed. 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 F.

POST CODE: BD20 8NY

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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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