



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN ATTRACTIVE STONE BUILT TERRACED COTTAGE
SITUATED IN A POPULAR RESIDENTIAL LOCATION
COMMANDING SUPERB LONG DISTANCES VIEWS
ACROSS THE VALLEY**



**66 AIRE VIEW
CONONLEY**

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

The layout currently includes **1 conventional bedroom with a converted Attic which also accommodates a bed, and a relatively straightforward relocation of the bathroom would allow for another double bedroom if required;** further complemented by a generous Sitting Room and a modern Dining Kitchen with granite worktops and high quality fittings.

PRICE: £215,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



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.

Having easily maintained gardens to the front & rear, the cottage is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

SITTING ROOM: 14'1" x 13'2" with gas fire on a flagged hearth (not currently in use) and lovely views across the valley.



BREAKFAST KITCHEN: 12'2" x 12'0" with range of upgraded wall & base units with granite worktops over, Bosch appliances including oven, 4 ring gas hob with extractor hood over, integrated microwave, integrated fridge freezer, composite sink unit, space for a dining table, multi-paned panelled door to the rear, wall mounted Fujitsu DC inverter (circulating hot or cold air) and open return staircase to the first floor.

TO THE FIRST FLOOR

LANDING: with open staircase to the second floor.

BEDROOM: 14'0" x 13'2" with long distance views towards Bluebell Woods. This room has space to accommodate a new internal bathroom providing an option to create 2 first floor double bedrooms.

BATHROOM: 9'1" x 8'10" with contemporary 4 piece suite comprising freestanding roll edged bath, large duel head tiled shower enclosure, low suite w.c, pedestal wash basin, Vinyl flooring, Baxi combination boiler, window with frosted glass and plumbing & space for a washing machine under the stairs.

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 SECOND FLOOR

ATTIC ROOM: 14'1" x 11'7" with vaulted ceiling with exposed beams (and part restricted head height).



TO THE OUTSIDE

There is astroturf to the front enclosed by attractive drystone walls and space to sit out and enjoy fabulous views across the valley.



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The rear is gravelled for ease of maintenance enclosed by high level walls and panelled fencing.



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.

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

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

POST CODE: BD20 8JY

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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