



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**TWO NEW BUILD 2 BEDROOMED SEMI-DETACHED  
HOUSES OF EXCEPTIONAL QUALITY WITH PRIVATE  
PARKING AND GARDENS ON A SOUGHT AFTER  
NEW DEVELOPMENT**



**12 MEADOW LANE & 2 MEADOW CLOSE  
CONONLEY**

**TO THE GROUND FLOOR**

Composite entrance door to:

**SITTING ROOM:** 14'6" x 11'7" with wood effect tiled floor with underfloor heating, open Oak spindled staircase to the first floor and TV & telephone points.

**PRICE: £1100 per month**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



**DINING KITCHEN:** 14'6" x 14'0" (max inclusive of cloakroom) with range of wall and base units supplied by Eastburn Kitchens with Corian worktops over and matching upstands, Bosch appliances including electric oven, 4 ring induction hob with stainless steel extractor hood over, integrated fridge freezer & slimline dishwasher, ceramic sink, cupboard housing the Worcester combination boiler, matching tiled floor with underfloor heating, fully glazed patio doors to the garden, useful deep store cupboard under the stairs with space for a condensing dryer.



**CLOAKROOM:** 6'1" x 3'4" comprising low suite w.c with concealed cistern, wash hand basin, matching tiled floor, part tiled walls, illuminated wall mirror and extractor fan.

### **TO THE FIRST FLOOR**

**LANDING:** with roof void access and window to the gable end.

**BEDROOM 1:** 14'6" x 9'4" with TV point and views over the garden.

**BEDROOM 2:** 14'6" x 9'9" (max) inclusive of deep store cupboard over the stairs and TV point.

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



**BATHROOM:** 7'4" x 5'5" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c with concealed cistern, bracket wash hand basin, large wall mirror, tiled walls and floor, chrome ladder towel rail, shaver socket and extractor fan.



### **TO THE OUTSIDE**

There is a double width block paved driveway, lawned gardens, a flagged patio and pathways; the whole being bounded by attractive dry stone walls.



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**SERVICES:** Mains water, drainage, gas and electricity are connected to the property.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Category

**POST CODE:** 12 Meadow Lane, CononleyBD20 8NA / 2 Meadow Close, Cononley BD20 8LZ.

**VIEWING:** Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

**PRICE:** £1,100 per month    **BOND:** £1,265

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

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