



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING COSMETIC MODERNISATION – A GENEROUS
STONE BUILT 3 STOREY END TOWN HOUSE WITH LOVELY
ELEVATED VIEWS AND PRIVATE PARKING SITUATED IN
THE CENTRE OF A POPULAR VILLAGE COMMUNITY**



49 MEADOW LANE CONONLEY

This stone built end town house requires cosmetic improvement but **provides an opportunity for prospective purchasers to re-design it to their own specification**, currently including versatile 3 storey accommodation with **lots of storage, a ground floor Study, Utility & w.c.**, whilst enjoying **elevated views from the principal living space & bedrooms on the upper floors**; also having the advantage of a **Garage & private parking** close to the village centre.

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: £275,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Offered with no forward chain, the accommodation comprises in more detail:

TO THE GROUND FLOOR

Undercover uPVC door to:

PORCH: 5'9" x 3'1" with inner door to:

HALL: 10'3" x 6'9" with staircase to the first floor with store under.

CLOAKROOM: with low suite w.c, bracket wash basin and window with frosted glass.



STUDY: 6'10" x 6'8" with fitted shelves.

UTILITY: 7'9" x 7'3" with base units, worktop, stainless steel sink & drainer, washer plumbing, Vaillant combination boiler and majority glazed door to the rear garden.

TO THE FIRST FLOOR

LANDING: with very useful **STORE ROOM:** 5'10" x 4'8" with fitted shelves.

SITTING ROOM: 15'1" x 10'1" with disused gas fire and lovely 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.



DINING KITCHEN: 15'1" x 8'7" with range of wall and base units with worktops over, stainless steel sink unit & drainer, oven and 4 ring electric hob with extractor hood over, integrated fridge & freezer, part tiled walls and generous **DINING AREA** with hilltop views to the rear.



TO THE SECOND FLOOR

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

BEDROOM 1: 14'9" x 10'0" with range of fitted furniture and lovely elevated views across the valley.



BEDROOM 2: 15'0" x 8'7" with hilltop views to the rear.

BATHROOM: 7'5" x 5'5" with 3 piece suite comprising panelled bath with shower over, low suite w.c, pedestal wash basin, radiator, part tiled walls, mirror fronted cabinet and extractor fan.

TO THE OUTSIDE

There is a private driveway (and space to park a smaller 2nd car) giving access to the **INTEGRAL GARAGE:** 18'4" x 8'0" with power & light and electric roller door.

There is a small flagged & gravelled garden to the rear on the south side.

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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.

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

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