



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**THE FLAGSHIP PROPERTY OF THE DEVELOPMENT –
A 5 BEDROOMED DETACHED FAMILY HOME
CONSTRUCTED BY MESSRS CALVERT HOMES SITUATED
IN THE POPULAR VILLAGE OF CONONLEY**



**PLOT 13 THE MEADOWS
CONONLEY**

Construction is now well advanced on this **exclusive cul-de-sac development** by Messrs Calvert Homes pleasantly tucked away off Meadow Close but also within short walking distance of the school and train station. Comprising a variety of 25 family homes (only 6 remaining) with generous gardens and lovely semi-rural views - with plot 13 being the flagship of the development.

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: £799,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Plot 13 briefly comprises an inviting **Hallway with Cloakroom**, large **Living & Dining Kitchen** fitted with an **Eastburn Kitchen with Quartz worktops** and **bi-fold doors to the garden**. There is an adjoining **Utility** giving access to a **Double Garage** and a further **Sitting Room & Home Office**.

There are **5 well proportioned Double Bedrooms** to the first floor (with the master having a **walk-in wardrobe and En-Suite Shower Room**) and a further **4-piece family Bathroom**.

Externally the plot benefits from a **double width block paved driveway** and good sized wrap around gardens with views towards Farnhill Moor.

The properties are constructed in **coursed stone completed to a high quality specification including** energy efficient solar panels, electric car charging points and **ground floor underfloor heating**.

Please contact our office for further information. **Early reservation is strongly advised to avoid missing out on one of the final plots.**



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



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POST CODE: BD20 8LZ

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

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.

RESERVATION: Non-refundable deposit of £1000 for house types A-D and £2000 for house types E-H made payable to Calvert Homes.

AGENTS NOTE: The floor plans and photographs used for marketing may be of a different property type on the development and are for illustration purposes only.

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