



**GARTH FARM COTTAGE
MEADOW LANE
CONONLEY**



**A PICTURE POSTCARD 2 DOUBLE BEDROOMED
COTTAGE WITH GARDENS TO THE FRONT &
REAR AND A DETACHED GARAGE SITUATED
CLOSE TO THE CENTRE OF THE VILLAGE**

PRICE: £325,000 - NO CHAIN

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





Originally forming 2 smaller cottages, this charming detached home is constructed in Yorkshire stone with a traditional grey slate roof, providing **deceptively spacious accommodation extending to approximately 1000 square feet** briefly including: a **Breakfast Kitchen, Utility & Cloakroom, Sitting Room, 2 large Double Bedrooms and a Shower Room**; the whole being complemented by **full uPVC double glazing and a modern gas fired central heating system**.

The property does ideally require some modernisation but **offers scope for prospective purchasers to adjust the layout if so desired and install fixtures & fittings of their own choice & specification**. Externally the property has the benefit of **good sized gardens to the front & rear and a Detached Garage with off-road parking potential; attributes which are difficult to find in the centre of the village**.

Cononley is a sought after semi rural village locally known for having a **highly acclaimed primary school and a train station providing excellent network links**; also being well placed just outside Skipton with a **choice of popular country walks virtually from the doorstep**.

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

TO THE GROUND FLOOR

Half glazed stable style uPVC door to:

VESTIBULE: with Amtico flooring, useful store cupboard and multi-paned inner door to:

BREAKFAST KITCHEN: 13'4" x 10'9" with range of wall and base units with laminate worktops over, stainless steel sink unit & drainer, integrated eye level double Neff oven, integrated Siemens microwave oven, Neff electric hob with concealed extractor hood and space for tall fridge freezer.



UTILITY: 8'8" x 5'4" with Amtico flooring, recessed stone shelving, washer & dryer plumbing and stable style uPVC door to the rear.

CLOAKROOM: 2'9" x 5'4" with low suite w.c, bracket wash hand basin, matching flooring and frosted uPVC window.

SITTING ROOM: 19'5" x 12'0" with coal effect gas fire recessed to chimney breast, exposed beams, fully glazed uPVC door to the rear garden and open staircase to the first floor with storage under.



TO THE FIRST FLOOR

LANDING: with deep store cupboard over the stairs and window to the rear elevation.

BEDROOM 1: 13'9" x 12'1" with windows to 2 sides, fitted cupboard over the stairs and roof void access.

BEDROOM 2: 13'2" x 12'0" with roof void access.



COUNCIL TAX BAND: Band D.

POST CODE: BD20 8NB

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** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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SHOWER ROOM: 10'1" x 6'0" comprising large walk-in shower enclosure with boarded walls, low suite w.c, pedestal wash hand basin, extractor fan, useful store cupboard, frosted uPVC window and cupboard housing the Baxi combination boiler.



TO THE OUTSIDE

There is a lovely front cottage garden with established planting, flagged pathways and stone wall boundaries, with the possibility to create off street parking.

The sheltered and enclosed rear garden has high level stone walls, a summer house, timber shed, established planting and a lower flagged patio.

DETACHED GARAGE: 16'1" x 8'5" with electric up-and-over door, power & light and potential to park a small car to the front.

SERVICES: Mains electricity, gas, water & drainage are connected to the property. The heating/electrical appliances and any fixtures & 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.

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

