



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**ONCE FORMING 2 INDIVIDUAL COTTAGES – A  
CHARMING STONE BUILT PERIOD HOUSE FULL OF  
CHARACTER WITH A GENEROUS GARDEN TO THE REAR  
SITUATED IN A POPULAR DALES VILLAGE**



**ROSE COTTAGE  
61 MEADOW LANE  
CONONLEY**

**Constructed in random stone with a traditional grey slate roof, this interesting property was originally 2 cottages and has been transformed by the current owners to provide modern characterful accommodation with a floor area of approximately 950 sq ft, briefly comprising: Dining Kitchen, Sitting Room and large Utility & Cloakroom complemented by 2 generous Double Bedrooms and a stylish Bathroom suite.**

**PRICE: £285,000**

**Tel: 01535 637333**

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

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



The popular village of Cononley has two 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 the rare advantage of a good sized garden on the south side and street parking to the front**, the accommodation in detail comprises:

### **TO THE GROUND FLOOR**

uPVC door to:

**HALLWAY:** with Vinyl flooring and staircase to the first floor.

**DINING KITCHEN:** 15'6" x 9'6" with base units with solid Oak work surfaces over, fitted wall shelving, space for range cooker recessed to chimney breast with extractor hood and feature Oak lintel over, laminate floor, window bench seating, storage to the window sill, useful understairs store cupboard and windows on 2 sides.



**UTILITY / HOME OFFICE:** 12'8" x 6'1" with sink unit, dishwasher plumbing, 2 windows to the garden, fitted desk, recess for coats & shoes, Vinyl flooring and stable style part glazed uPVC door to the rear.



**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 FIRST FLOOR**

**LANDING:** over split levels.

**BEDROOM 1:** 15'0" x 11'10" with windows on 2 sides, roof void access and views over the garden to the rear.

**BEDROOM 2:** 10'8" x 9'8" with full range of floor to ceiling wardrobes, Ideal combination boiler and roof void access.



**BATHROOM:** 6'8" x 5'6" comprising panelled bath with thermostatic shower over & glass screen, low suite w.c, wash hand basin, Vinyl flooring, boarded walls, frosted uPVC window and chrome ladder towel radiator.



## **TO THE OUTSIDE**

To the rear there is a surprisingly generous garden on the south side with a sheltered glass canopy covering a flagged patio, also including an artificial lawn with planted borders, low stone walls and established planting to provide screening & privacy. There is a pedestrian access gate, a power point and a cold water tap.

Street parking is available to the front.

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**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 C.

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

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