

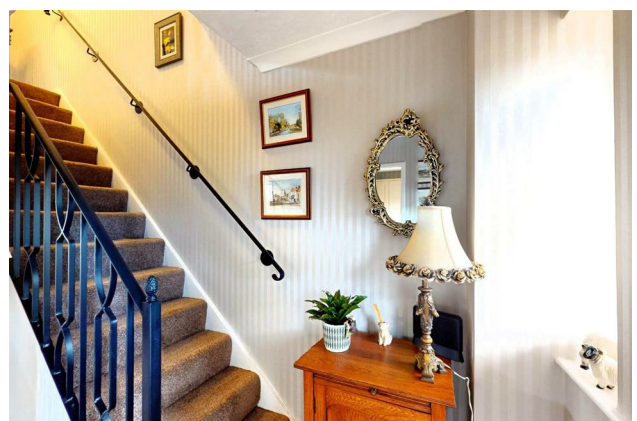
# HUNTERS®

HERE TO GET *you* THERE

**Sunnymead, Main Street, Cononley**

**Offers In Excess Of £325,000**

**Property Images**





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## Property Images

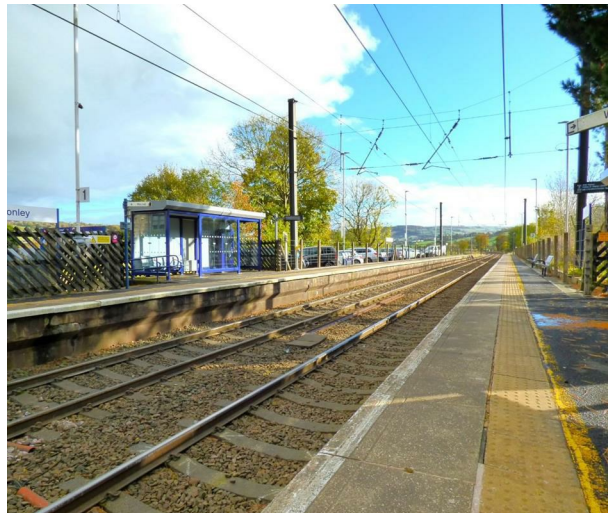


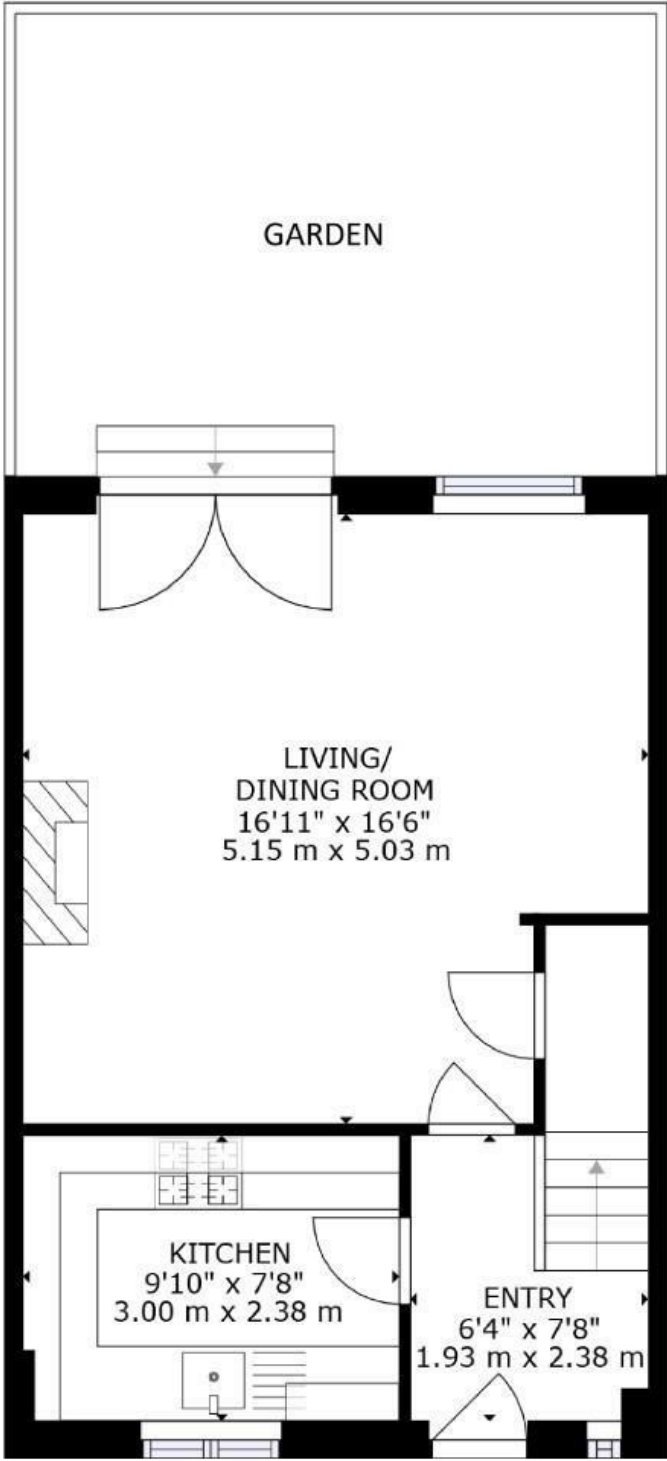


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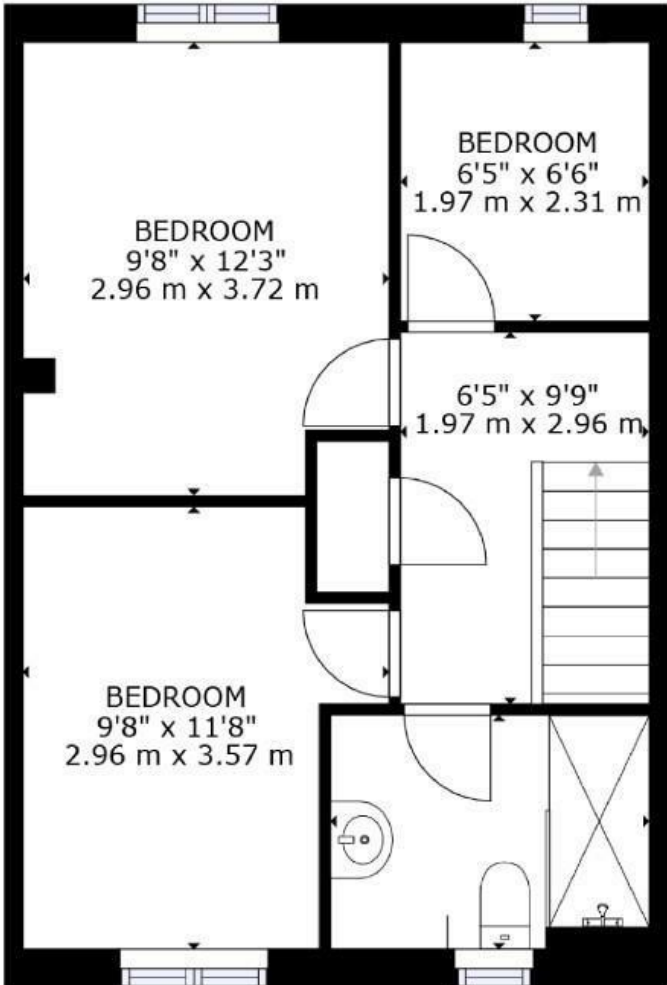
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## Property Images





FLOOR 1



FLOOR 2

BATHROOM  
8'3" x 6'3"  
2.51 m x 1.91 m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>	74	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Nestled on Main Street in the charming village of Cononley, this mid-terraced stone-built town house is a true gem.

Boasting three bedrooms, a modern bathroom, and a delightful south-facing rear garden overlooking the picturesque Cononley cricket pitch and rolling hills, this property offers a cosy yet well-planned living space.

Having a single garage close by, and ample visitor parking.

As you step inside, you are greeted by an inviting entrance hall leading to a contemporary, well-equipped kitchen. The light and airy open plan living-dining room is a highlight, with French doors that open up to the garden, offering stunning views of the surroundings. You can literally sit in your living room and watch the local cricket teams play.

Upstairs, three bedrooms and a stylish four-piece bathroom await, providing comfortable accommodation for the whole family. The property is equipped with gas central heating and double glazing for added comfort.

Outside, the front garden exudes cottage charm, while the rear garden is a South-facing oasis perfect for relaxation and entertaining. Being laid to stone flags making it an ideal all-year-round useable space. At the end of the row, a single garage provides storage for a car or outside gear.

Cononley itself is surrounded by beautiful countryside and offers excellent amenities, including a primary school, general store, Village Hall and two welcoming pubs. Boasting fantastic train links to Leeds, Bradford, Skipton, Settle, Morecambe and Carlisle as well as easy access to major cities by car, and with The Leeds & Liverpool Canal close by, this location is highly sought after.

In conclusion, this property is a rare find in a desirable location, offering a perfect blend of comfort, convenience, and stunning views. With its ideal setting and well-maintained living spaces, early viewing is highly recommended to secure this delightful

### **On-Line-Bullet-Points**

- Well presented mid-town-house • Exceptional outlook onto cricket pitch & moors • Very handy for the train station. 32 minutes into Leeds • Living-dining room with French doors onto garden • Attractive modern kitchen & bathroom • Garage & parking • Delightful village location • Mortgage advice available