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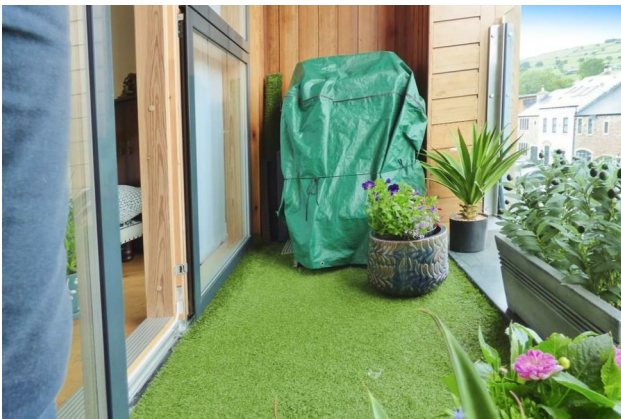
Horace Mills, Cononley Auction Guide £165,000 Property Images



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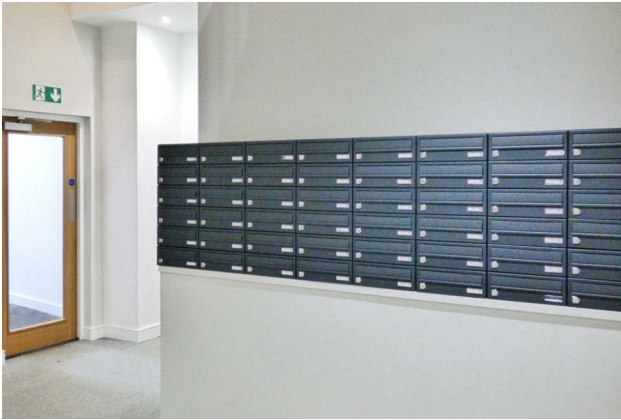
Property Images

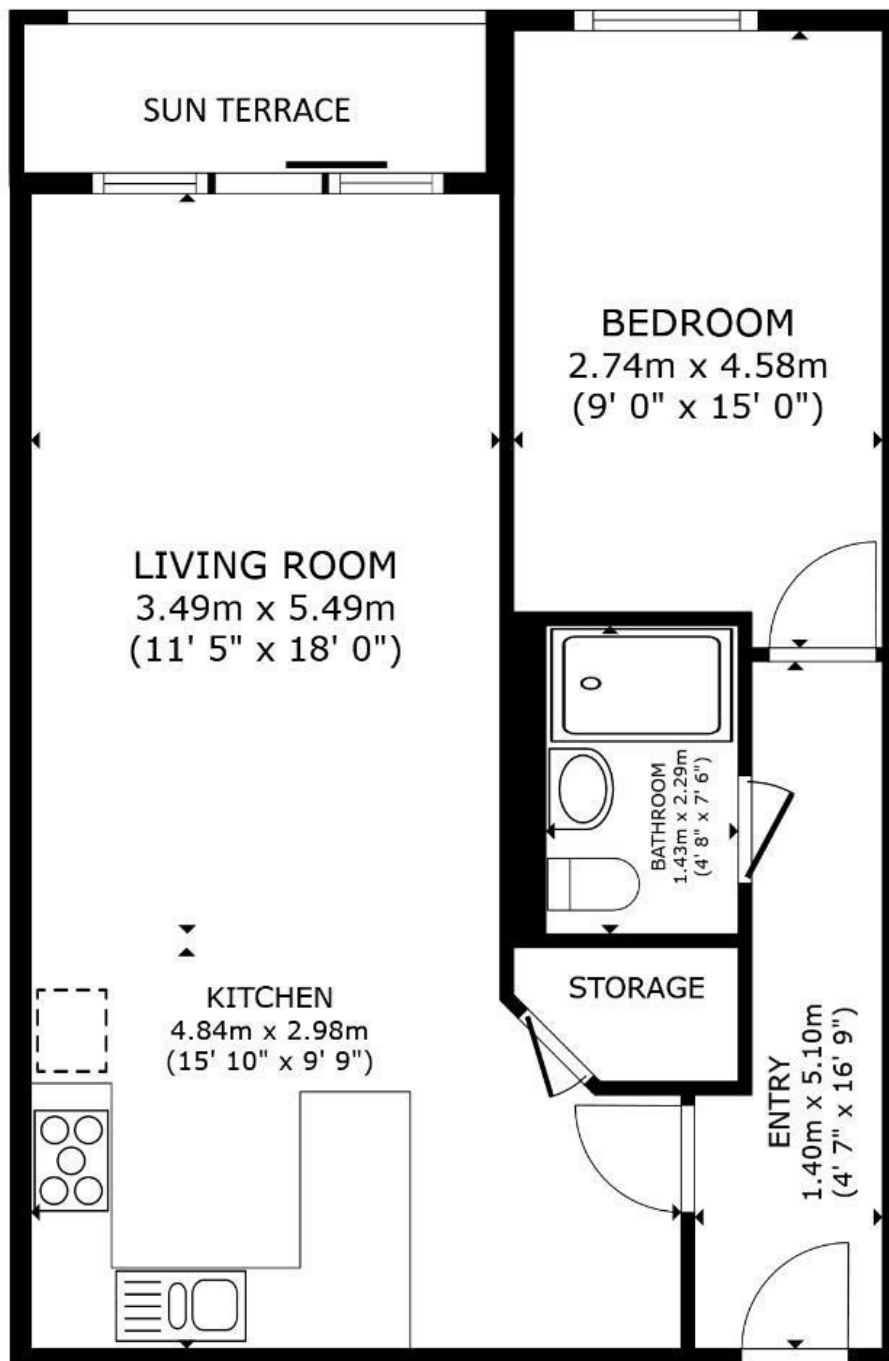


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Property Images





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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		



The apartment is designed for those with a busy professional lifestyle, yet it also appeals to retirees seeking a manageable 'lock-up and leave' home in a tranquil setting. The immaculate condition of the property ensures it is ready for immediate occupancy, while its prime location to the train station provides convenient rail access to Leeds city centre in just 37 minutes, Bradford in 31 minutes, and Skipton in a mere 7 minutes.

Inside, the accommodation features a spacious double bedroom with fine views, a luxurious boutique-style shower room, and a welcoming reception hallway. The highlight is the magnificent open-plan living space, which includes a stylish 'two-tone' fitted kitchen with a white quartz breakfast bar peninsula and premium integrated appliances. The glazed wall and door leads out to the balcony, creating a seamless connection between indoor and outdoor living, perfect for enjoying the stunning views, and an afternoon or evening tittle in the sunny westerly aspect.

There is a dedicated parking place in the close by residents car park.

Cononley is an increasingly popular commuter village that offers the charm of a traditional semi-rural community, complete with a vibrant local atmosphere. Residents can partake in various village events, such as the annual gala and scarecrow festival, while enjoying local amenities including a well-respected primary school, a village hall, a village store and two public houses. The nearby market town of Skipton, known as the 'Gateway to the Dales', provides extensive shopping and recreational facilities, making this apartment an ideal choice for those seeking a blend of modern living and rural charm.

Set in a pleasant and handy location in the charming village of Cononley, Horace Mills presents a splendid opportunity to acquire a beautifully appointed one-bedroom apartment within a contemporary mill conversion.

This property, constructed by the esteemed architect and developer Candelisa just five years ago, boasts a designated parking space and an impressive balcony that offers delightful views of the surrounding hills and countryside, including the picturesque Skipton and the stunning Yorkshire Dales beyond.

Buyers fees apply. Subject to reserve price.

On-Line-Bullet-Points

- For sale by modern method of auction • A superbly designed & built apartment • Some fab views up the valley • Modern and light • Dedicated parking space • Very handy for commute to Leeds and beyond • 2 pubs, village store, train station, primary school • Low running costs • Buyers fees apply • Subject to reserve price