

HUNTERS®

HERE TO GET *you* THERE

Sun Street, Cononley

Price £368,500



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Conservatory
7'10" x 7'9"
2.38 x 2.37m

Living/Dining Room
21'10" x 14'10"
6.65 x 4.52m

St

Laundry
8'8" x 8'3"
2.63 x 2.52m

Store
8'10" x 8'0"
2.69 x 2.43m

Kitchen
12'8" x 7'6"
3.86 x 2.29m

Bedroom
11'5" x 11'4"
3.47 x 3.46m

Bedroom
11'5" x 8'3"
3.47 x 2.51m

St

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St

Bedroom
13'0" x 12'6"
3.95 x 3.80m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Located in a tranquil cul-de-sac on Sun Street in Cononley, this charming, modern mid-terrace house offers a perfect blend of comfort and convenience. Built in the 1980's the property has been well maintained and is ready for you to move in and make it your own.

The house boasts an inviting living-dining room providing ample space for relaxation and entertaining. This spacious room is complemented by a delightful garden room, which invites natural light and offers a lovely view of the easily maintained private gardens. The modern fitted kitchen is a highlight, equipped with contemporary appliances that make cooking a pleasure. Additionally, a ground floor WC and a laundry/utility room enhance the practicality of this home.

With three well-proportioned bedrooms, including a principal room featuring an en suite shower, this property is ideal for families or those seeking extra space.

The two bath / shower rooms ensure that morning routines are hassle-free, catering to the needs of a busy household.

Parking is a breeze with space for vehicles on the drive, and a further parking space in the parking bays adjacent, making it convenient for residents and guests alike. The location is particularly appealing, as it is just a five-minute walk to the local train station, shop, and two excellent pubs, providing easy access to amenities and transport links.

This delightful home in Cononley is a rare find, combining modern living with a peaceful setting. Whether you are looking to settle down or invest, this property is sure to impress. Don't miss the opportunity to view this lovely home.

- Quiet cul de sac location
- 3 bedrooms, 2 bathrooms
- Laundry room and separate WC
- Modern fitted kitchen with appliances
- Spacious living-dining room
- Private, easy-care gardens
- Parking on the drive & a further space in adjacent bays
- 5 mins to train station
- Close to village store and 2 pubs
- Viewing highly recommended