wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A CHARMING STONE BUILT COTTAGE WITH A LOVELY GARDEN AND VALUABLE PRIVATE PARKING SITUATED IN A SOUGHT AFTER SEMI-RURAL LOCATION CLOSE TO THE TRAIN STATION



20 MAIN STREET
CONONLEY

Very well cared for & maintained by the same family for 2 generations, this period property is **full of charm & character and has a lovely established cottage garden**, **with a private parking space being a more recent addition**; **a commodity which is difficult to find in this location & price range** so close to the station and other amenities.

The accommodation briefly includes **a cosy Sitting Room, a generous Dining Kitchen, a notably large Bedroom with lovely views to the front**, a Shower Room and a useful Dressing Room. If required, **the latter two rooms could be swapped to facilitate a conventional 2nd Bedroom with a window to the rear.**

PRICE: £179,950

Tel: 01535 637333 **www.wilman-wilman.co.uk**

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

Cononley is a very desirable village situated just outside of Skipton, known for having a **highly regarded primary school**, popular country walks from the doorstep and being **well connected via the Airedale Train Line to Leeds & Bradford.**

Recommended for closer inspection, the property is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Half glazed uPVC door to:

SITTING ROOM: 15'2" x 14'0" with beamed ceiling, gas fire, fitted cupboards, window seat and plate rack.





INNER HALL: with alcove with coat hooks and staircase to the first floor.

DINING KITCHEN: 12'0" x 9'3" with wall and base units with worktops over, oven & 4 ring electric hob with concealed extractor over, stainless steel sink & drainer, integrated fridge& freezer, cupboard housing a modern Ideal combination boiler, deep understairs pantry and ample space for dining table.





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: 17'2" x 5'0" with useful store over the stairs and access to roof void.

BEDROOM: 12'5" x 10'8" with hilltop views to the front.





DRESSING ROOM: 10'9" x 7'1" with fitted wardrobes & dressing table.





SHOWER ROOM: 7'2" x 6'1" with large shower enclosure, low suite w.c, wash hand basin, fitted cupboard, extractor fan and window with frosted glass.

TO THE OUTSIDE

The garden is a standout feature which includes a flagged sitting out area on the south side and a variety of established shrubs & plants enclosed by drystone walls.

There is also a valuable parking space immediately in front of the garden gate.

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





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 B.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD20 8LS

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.

PRICE: £179,950

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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