



57 Meadow Lane, Cononley, BD20 8NB

Asking Price £219,950

- TWO BED SEMI DETACHED
- GENEROUS SITTING ROOM
- LIGHT AND AIRY FEEL
- SOUGHT AFTER VILLAGE SETTING
- CHAIN FREE
- LOW MAINTENANCE GARDEN
- NEWLY FITTED KITCHEN
- SEPARATE W.C
- EXCELLENT TRANSPORT LINKS
- CALL NOW TO BOOK YOUR VIEWING

57 Meadow Lane, Cononley, BD20 8NB

This inviting, chain free, two bedroom semi-detached home combines comfort, character and a wonderfully light, airy feel throughout. With low maintenance garden and in a charming setting, this delightful home truly deserves to be seen to be fully appreciated.



Council Tax Band: C



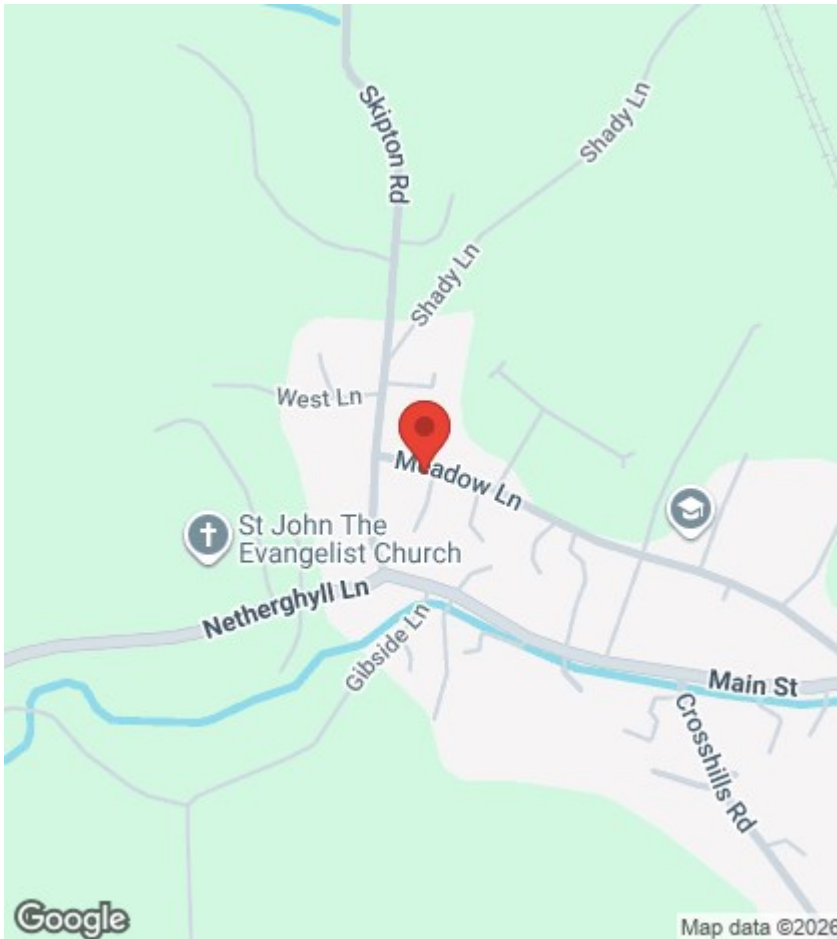
PROPERTY DETAILS

Recently enhanced with thoughtful cosmetic updates, this inviting, chain free, semi-detached home combines comfort, character and a wonderfully light, airy feel throughout.

The property opens with a covered entrance and handy bin store before leading into a hallway with open staircase, generous sitting room, filled with natural light and opening directly onto the rear garden. The newly fitted kitchen adds a contemporary touch, featuring a sleek stainless-steel sink and attractive cupboards in white with laminated beech-block worktops. Upstairs, two well-proportioned double bedrooms are complemented by a house bathroom and separate W.C. The rear garden is fully paved for easy, low-maintenance outdoor living.

Nestled in the heart of the sought-after village of Cononley, the location is just as appealing as the property itself. Residents enjoy two welcoming pubs, a beautifully maintained park, picturesque walking routes and a highly regarded primary school. Excellent rail links place Skipton, Leeds and Bradford within easy reach, making the village ideal for both commuters and those seeking a peaceful rural setting.

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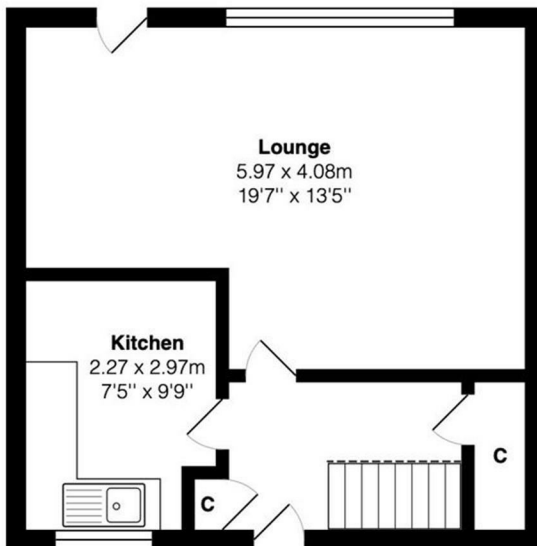
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

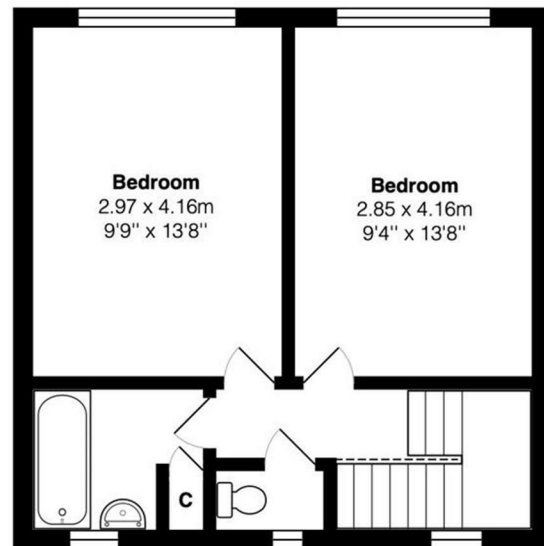
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 71.6 m² ... 771 ft²

All measurements are approximate and for display purposes only