



**A 3 BEDROOMED SEMI-DETACHED FAMILY HOME WITH  
A FURTHER STUDY, UTILITY, CLOAKROOM & GARAGE  
CONSTRUCTED BY MESSRS CALVERT HOMES SITUATED  
IN THE POPULAR VILLAGE OF CONONLEY**



**PLOT 24 THE MEADOWS  
CONONLEY**

Construction is now well advanced on this **exclusive cul-de-sac development** by Messrs Calvert Homes pleasantly tucked away off Meadow Close but also within short walking distance of the school and train station. Comprising a variety of 25 family homes (only 6 remaining) with generous gardens and lovely semi-rural views - with plot 24 being quietly tucked away in the corner of the cul-de-sac.

The popular village of Cononley has **2 public houses, a well-maintained park, various walking routes and a much sought after primary school**, also being well connected via a train station to the larger business centres of Skipton, Leeds and Bradford.

**PRICE: £475,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



Plot 24, with a floor area of circa **1300 sq ft**, briefly comprises an **Entrance Hall with Cloakroom**, **Dining Kitchen** fitted with an **Eastburn Kitchen with Quartz worktops** and **French doors to the garden** and a cosy **Sitting Room**. There is also a useful Utility with access to the adjoining **Garage**.

There are **3 well proportioned Double Bedrooms** to the first floor (with the master having a **walk-in wardrobe and En-Suite Shower Room**), a further **family Bathroom** and a useful **Home Office**.

Externally the plot benefits from parking **on a generous block paved driveway** and a good sized garden with views up the valley towards Skipton.

The properties are constructed in **coursed stone completed to a high quality specification including** energy efficient solar panels, electric car charging points and **ground floor underfloor heating**.

Please contact our office for further information. **Early reservation is strongly advised to avoid missing out on one of the final plots.**



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



## **POST CODE: BD20 8LZ**

**TENURE:** The properties are freehold and vacant possession will be given on completion of the sale.

**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.

**RESERVATION:** Non-refundable deposit of £1000 for house types A-D and £2000 for house types E-H made payable to Calvert Homes.

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**AGENTS NOTE:** The floor plans and photographs used for marketing may be of a different property type on the development and are for illustration purposes only.

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**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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