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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A DECEPTIVELY SPACIOUS & MODERNISED PERIOD COTTAGE
WITH 2 DOUBLE BEDROOMS AND A CHARMING PRIVATE
GARDEN TUCKED AWAY IN THE HEART OF THIS EVER-POPULAR
COMMUTER VILLAGE**



**BRAMBLE COTTAGE, 4 GORDON TERRACE
CONONLEY**

Standing at the end of a small terrace of 3 stone built cottages situated in a quiet location but within short walking distance of the amenities in the village centre, this interesting property has a larger than expected floor area of approximately 900 square feet including: 2 Double Bedrooms, a stylish new Shower Room, Cloakroom, Dining Kitchen and a spacious Sitting Room with access onto a private & established cottage garden.

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: £265,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Offered with no forward chain, the property in more detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

HALLWAY: with mat well and vinyl flooring.

CLOAKROOM: with low suite w.c, bracket wash hand basin, extractor fan and matching vinyl flooring.

DINING KITCHEN: 15'5" x 11'2" with a modern range of wall and base units with worktops over incorporating sink unit and drainer, electric oven and 4 ring electric hob with extractor hood over, washer plumbing, integrated undercounter fridge and freezer, windows on 2 sides, exposed beams, vinyl flooring, **DINING AREA**, staircase to the first floor and a large **STORE/PANTRY:** 5'3" x 3'0" with access to a useful cellar with power.



SITTING ROOM: 15'3" x 13'10" with feature stone fireplace, exposed beams, 3 wall light points and part glazed door to the rear garden.



TO THE FIRST FLOOR

LANDING: 10'0" x 5'9" with large airing cupboard with radiator, access to roof void.

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



BEDROOM 1: 15'3" x 14'0" with beamed ceiling, access to roof void and 2 rear windows with views over the garden & towards Bluebell Woods.



BEDROOM 2: 11'1" x 8'2" a second double bedroom with exposed beam and wall light point.

SHOWER ROOM: 9'1" x 5'6" with modern 3 piece suite in white comprising large shower enclosure with thermostatic shower and boarded walls, low suite w.c, wash hand basin with cupboard under, part panelled & mermaid boarded walls, cupboard housing the Potterton combination boiler, ladder radiator, exposed beam, ceiling downlights, illuminated wall mirror, vinyl flooring and uPVC window with frosted glass.



TO THE OUTSIDE

There is a flagged and gravelled garden to the rear with flower borders enclosed by stone walls, having pedestrian access beyond the rear of the adjoining cottages.

Street parking is available to the front.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Craven District Council.

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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.

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

POST CODE: BD20 8NQ

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.

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



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