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FORMERLY 2 SEPARATE COTTAGES – A LARGE HIGHLY INDIVIDUAL 5 BEDROOMED COTTAGE WITH 3 RECEPTION ROOMS AND A GARAGE SITUATED IN THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE



**1 & 3 NAPIER STREET
CONONLEY**

Constructed in Yorkshire stone covered with a traditional grey slate roof, this interesting property originally formed 2 cottages, now providing **characterful accommodation with an impressive floor area in excess of 1700 sq ft, briefly comprising to the ground floor: a **Kitchen, Dining Room, Snug and large Utility & Cloakroom.****

There is a versatile room (currently used as a home office) to the lower ground floor, complemented by 5 first floor Bedrooms, a Sitting Room, Bathroom and further Shower Room, externally having the rare advantage of a Garage.

PRICE: £350,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The property is located in the centre of the popular village of Cononley which has **2 pubs, a well-maintained park, various walking routes and a sought after primary school**, also being well connected via a train station to the larger business centres of **Skipton, Leeds and Bradford**.

TO THE GROUND FLOOR

Part glazed entrance door to:

KITCHEN: 16'8" x 8'11" with range of wall and base units, Iroko worktops, electric oven, 4 ring gas hob with concealed extractor hood over, 1½ bowl composite sink & drainer, Rayburn oven (currently disconnected), breakfast bar seating, tiled floor (with underfloor heating) and staircases to the lower ground and first floors.



DINING ROOM: 12'5" x 12'3" with matching tiled floor (with underfloor heating), original fireplace with gas fire (currently disconnected) & fitted storage cupboards to the alcove, staircase to the first floor and external door.

SNUG: 13'7" x 10'0" with range of fitted cupboards and timber panelled ceiling.



UTILITY & W.C: 14'3" x 9'6" a very generous space with range of wall and base units with working surfaces over, washer plumbing, space for tall fridge freezer and a separate **CLOAKROOM** with low suite w.c and wash hand basin.

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 LOWER GROUND FLOOR

OFFICE / PLAYROOM: 14'5" x 9'9" with windows on 2 sides, feature gas fireplace (currently disconnected), 2 central heating radiators and storage under the stairs.



TO THE FIRST FLOOR

FAMILY ROOM: 17'0" x 15'0" with windows on 2 sides, exposed stone walls & beams, vaulted ceiling and stone fireplace with open fire.

BEDROOM 1: 12'6" x 12'2".

BEDROOM 2: 13'5" x 9'9" with windows on 2 sides.



BEDROOM 3: 11'1" x 10'4" with Velux window and corner window with seat & cupboard over the stairs.

BEDROOM 4: 8'11" x 8'4" with windows on 2 sides.

BEDROOM 5: 9'10" x 6'6" with deep wardrobe & store cupboard over the stairs (also housing the Potterton combination boiler) plus further raised level storage.

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BATHROOM: 7'11" x 6'11" (max) comprising bath with thermostatic shower over, low suite w.c, pedestal wash hand basin, vinyl floor, extractor fan and external door.

SHOWER ROOM: 7'0" x 5'5" comprising corner shower enclosure, low suite w.c, pedestal wash hand basin, frosted window and vinyl tile floor.



TO THE OUTSIDE

An area across the front provides space for a small table & chairs to catch the morning and early afternoon sunshine. There is space to put plants, pots & ornaments and washing can be hung under the passageway.

A well maintained park is within very short walking distance.

There is also a **GARAGE:** 16'10" x 8'9" with up-and-over door.

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.

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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band E.

POST CODE: BD20 8NP

TENURE: The property is 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.

PRICE: £350,000

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



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