wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A SUPERB PERIOD COTTAGE COVERING 3 FLOOR LEVELS WITH FABULOUS GARDENS BACKING DIRECTLY ONTO FIELDS ON THE SOUTH SIDE PLEASANTLY TUCKED AWAY BUT ALSO CLOSE TO THE VILLAGE CENTRE



9 ST JOHNS STREET
CONONLEY

Beautifully presented & maintained, this stone built period property is **full of charm & character** and includes **beautiful south facing gardens backing onto fields and private parking for 2 cars, commodities which are difficult to find in this location so close to the village centre.**

The accommodation covers approximately 1200 sq ft over 3 levels with the upper floors briefly including **3 Bedrooms, 2 contemporary Shower Rooms and a further w.c,** complementing a ground floor **Sitting Room, a modern Kitchen and a standout extended Living Room with a vaulted ceiling, solid fuel stove & bi-fold doors to the garden.**

PRICE: £439,000

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

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

Cononley is a very popular village situated just outside of Skipton, known for having a **sought-after 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 will be **highly desirable to gardening enthusiasts,** is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Composite door to:

SITTING ROOM: 12'3" x 11'6" with feature fireplace with solid fuel stove and enclosed staircase to the first floor.









KITCHEN: 13'9" x 8'5" with wall and base units, granite worktops, Bosch oven & grill, 4 ring induction hob, glass splashback & extractor hood over, integrated Bosch microwave, integrated dishwasher, 1½ bowl stainless steel sink unit, ash flooring, enclosed steps to the cellar, useful **UTILITY** cupboard with space for washer & dryer and open plan design to:

DINING AREA & LIVING ROOM: 16'7" x 13'1" a lovely light & airy room with vaulted ceiling, 5 Velux roof lights, matching flooring, solid fuel Jotul stove with exposed flue and bi-fold doors to the garden with lovely views & a favourable southerly aspect.

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

SHOWER ROOM: with large dual head shower enclosure, low suite w.c, wash hand basin with cupboard under, tiled walls, vinyl flooring, chrome heated towel rail and extractor fan.

CELLAR: 7'9" x 4'3" with fitted shelves and vinyl flooring.

TO THE FIRST FLOOR

LANDING: with staircase to the 2nd floor.

BEDROOM 1: 12'6" x 12'4" with useful understairs store and far reaching views up the valley.





BEDROOM 3: 8'7" x 8'7" with lovely views over the rear garden & fields beyond.

W.C: with low suite w.c, wash hand basin with cupboard under, chrome ladder radiator and vinyl flooring.

TO THE SECOND FLOOR

BEDROOM 2: 12'6" x 10'1" (max) with useful eaves storage, 2 fitted cupboards (one housing the Ideal combination boiler), exposed beams and 2 Velux windows.





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

SHOWER ROOM: 8'0" x 4'10" with large dual head walk-in shower enclosure, low suite w.c, wash hand basin with drawer under, ladder radiator, tiled walls, vinyl flooring and window with frosted glass.

TO THE OUTSIDE

There is a private gravelled parking area to the front with space for 2 cars as well as further street parking.

The rear garden is a standout feature set over various tiers, briefly including lawns, sitting out areas, veg planters, established shrubs & plants, a timber shed and a greenhouse; the whole being bounded by drystone walls backing directly onto fields on the south side.









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: Band B.

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

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 8LE

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. Please note we are joint Agents with Harrison Boothman in Skipton.

PRICE: £439,000

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.