



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A LARGER THAN EXPECTED 2 DOUBLE BEDROOMED  
END TERRACED COTTAGE STANDING TOWARDS THE  
EDGE OF THE VILLAGE WITH SUPERB OPEN VIEWS  
OVER COUNTRYSIDE**



## **1 AIRESIDE CONONLEY**

**Built as a mill workers cottage around 1900 and being predominantly constructed in natural Yorkshire stone, this substantial 2 Bedroomed end terrace does now require some cosmetic improvements but offers scope to new owners to re-design a home to their own taste & specification.**

**There is also a possibility to adapt the layout to create a 3<sup>rd</sup> bedroom on the first floor (by splitting a large Bathroom) or the second floor (by dividing a large Bedroom subject to obtaining the necessary consent). There is also a good sized yard to the rear (with potential to park a small car) and superb uninterrupted views over fields to the front.**

**PRICE: £214,950 – NO CHAIN**

**Tel: 01535 637333**

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

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



The popular community of Cononley has **2 public houses, a sought after primary school, village store and a train station** with links to Skipton, Leeds & Bradford.

**Offered with no forward chain**, the accommodation comprises:

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**SITTING ROOM:** 13'10" x 10'11" with pine stripped flooring, gas stove effect fire recessed to chimney breast with stone hearth, picture rail and fabulous views over open countryside.



**INNER LOBBY:** with staircase to the first floor.

**DINING KITCHEN:** 13'10" x 10'9" with range of wall and base units, laminate worktops, 1½ bowl stainless steel sink unit & drainer, space for freestanding electric oven with gas point, concealed extractor hood, Amtico flooring and part glazed uPVC door to the rear yard.



**PANTRY:** with washer plumbing, power and light.

### **TO THE FIRST FLOOR**

**LANDING:** with window with views over fields and enclosed staircase to the second floor.

**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:** 13'10" x 13'10" with superb long distance country views.



**SPACIOUS BATHROOM:** 10'10" x 7'11" with 4 piece suite comprising panelled bath, corner shower enclosure, low suite w.c, pedestal wash hand basin, tiled floor, 2 frosted uPVC windows, extractor fan and cupboard housing the Main combination boiler.



### TO THE SECOND FLOOR

**BEDROOM 2:** 17'3" x 13'11" (plus space under the eaves) a fabulous room with 4 Velux windows and long distance views.



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## **TO THE OUTSIDE**

There is a small forecourt to the front with long distance views over open countryside.

To the rear there is a good sized enclosed yard bounded by stone walls and panelled fencing. There is a vehicular right of access to the rear of the terraces and there is provision to create off street parking by utilising a section of the yard.



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

**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.

**POST CODE: BD20 8LT**

**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.

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