



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUPERB 'LIKE NEW' TOWN HOUSE WITH A VERSATILE  
DETACHED GARDEN ROOM FORMING PART OF HIGHLY  
REGARDED DEVELOPMENT BY AWARD  
WINNING BUILDERS**



## **1 GREENS MILL COURT CONONLEY**

**Forming part an exclusive residential development conveniently located in the centre of the village, this attractive red brick town house was constructed in 2020 by award winning builders, Messrs Candelisa Properties who have quickly become renowned for bespoke developments in the local area.**

**Number 1 is still presented to a like new show home standard with the light & airy accommodation comprising an Entrance Hall with Cloakroom, spacious Sitting Room with solid fuel stove and a full width Dining Kitchen with bi-fold doors to the garden, complemented by 3 well proportioned Bedrooms, an En-Suite and a family Bathroom.**

**PRICE: £375,000 – 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



**Cononley is a much admired semi-rural village** which is well known for having a **highly regarded primary school, 2 pubs, a variety of sporting clubs and popular country walks**; being well situated within **very close proximity to the train station** giving access to the larger business centre's of Leeds, Bradford and Manchester **and the historic market town of Skipton** which provides a wider range of everyday amenities.

**Including under floor heating to the ground floor, private double width driveway parking and a versatile detached salon in the garden**, the property is **highly recommended for closer inspection** and in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed composite door to:

**HALL:** 15'2" x 7'1" with oak effect LVT flooring, stairs to the first floor with bespoke storage area under and **CLOAKROOM:** with tiled floor, half tiled walls, low suite w.c, wash hand basin with drawer under, ceiling downlights, extractor fan and window with frosted glass.



**DINING KITCHEN:** 18'3" x 12'0" with oak effect LVT flooring, wall and base units with Quartz worktops, 1½ bowl stainless steel sink, integrated Neff appliances including eye level oven, grill & microwave, 5 ring gas hob, contemporary extractor hood & Quartz splash back, washer, dishwasher & fridge freezer, ceiling downlights, deep store cupboard, concealed Ideal combination boiler and dining area with feature panelled wall and bi-fold doors to the garden.



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



**SITTING ROOM:** 17'0" x 10'7" a spacious room with matching LVT flooring, ceiling downlights and upgraded solid fuel stove on flagged hearth with Oak mantel and wall TV display space.

### **TO THE FIRST FLOOR**

**LANDING:** 11'0" x 3'1" with ladder access to useful boarded **ATTIC**, deep store cupboard with hanging rails and further **UTILITY CUPBOARD** with space for dryer & fitted shelves.

**BEDROOM 1:** 11'1" x 10'6".



**EN-SUITE:** 7'2" x 3'10" with rose gold fixtures & fitting including large shower enclosure with sliding door, circular wash basin with cupboard under, illuminated mirror, low suite w.c, ladder radiator, tiled floor, half tiled walls, ceiling downlights and extractor fan.

**BEDROOM 2:** 11'9" x 10'1".

**BEDROOM 3:** 9'1" x 7'5".



**BATHROOM:** 7'4" x 5'6" with 3 piece suite comprising bath with tiled panel and shower over with glass screen, low suite w.c, wash hand basin with drawers under, chrome ladder radiator, tiled walls and floor, ceiling downlights, extractor fan and window with frosted glass.

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## **TO THE OUTSIDE**

There is a double width drive to the front providing comfortable space for 2 cars.

The rear is part flagged and astro-turfed, being securely enclosed by high level dry stone walls and panelled fencing; the whole enjoying a good degree of shelter & privacy on the west side.

There is also a detached **GARDEN ROOM / SALON** with high quality fixtures & fittings and electric heating. This could be used for a variety of purposes including a gym or home office.



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

**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 8FE**

**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: £375,000**

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

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