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ESTATE AGENTS · VALUERS · LETTING AGENTS

A MODERN 3 BEDROOMED SEMI-DETACHED HOUSE WITH 2 RECEPTION ROOMS, A GARAGE & PARKING SPACE – SITUATED CLOSE TO THE PARK & TRAIN STATION IN THIS EXTREMELY POPULAR COMMUTER VILLAGE



48 MEADOW LANE
CONONLEY

Smartly presented throughout, with the more recent addition of a new Kitchen, this semi-detached family home provides **comfortable light & airy 3 Bedroomed accommodation** including a **Cloakroom, Dining Room, large Sitting Room and the rare advantage of a Garage & private parking** close to the village centre; being **ready for immediate occupation**, **chain free** and of likely appeal to a variety of prospective purchasers.

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: £291,550 – NO CHAIN

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

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

The property also has **a small sheltered garden on the south side** and is within a 5 minute drive of nearby Cross Hills which **offers a much larger range of everyday services and the highly sought after South Craven Secondary school.**

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALLWAY: 7'8" x 5'11" with return staircase to the first floor with useful store underneath.

CLOAKROOM: with low suite w.c, bracket wash hand basin, coat hooks, vinyl flooring and window with frosted glass.

SITTING ROOM: 13'10" x 10'8" with stone fireplace with tile effect back of the hearth, 2 wall light points, curtain pole and picture window to the garden.

DINING ROOM: 10'3" x 8'10" (max L-shape) with telephone point.





KITCHEN: 9'4" x 8'11" (newly fitted September 2023) range of white gloss wall and base units with laminate worktops over, stainless steel sink unit with mixer tap, space for washing machine, space for fridge, Lamona 4 ring gas hob, Lamona electric oven, extractor hood over, part tiled walls Linen striped blind over the door, Vinolay flooring and ceiling downlight.





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 FIRST FLOOR

LANDING: with deep airing cupboard, access to roof void and rear window with long distance views with Roman blind.

BEDROOM 1: 13'11" x 8'0" with fitted wardrobes & drawers, chrome curtain poles and hilltop views.

BEDROOM 2: 7'11" x 11'8" (range of fitted wardrobes), chrome curtain pole with similar views to Bedroom 1.

BEDROOM 3: 8'9" x 6'0" chrome curtain poles and far-reaching views down the valley.





BATHROOM: 8'1" x 5'6" with 3- piece suite comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash basin, new vinyl flooring, part tiled walls and large window with frosted glass and Venetian blind.



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TO THE OUTSIDE

There is a lawned foregarden with borders containing established evergreens enclosed by low level stone walls. There is a single garage in a block of 4 to the rear and a parking space.

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

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 8NB

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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