



57 Meadow Lane, Cononley, BD20 8NB

Asking Price £209,950

- TWO BED SEMI DETACHED
- GENEROUS SITTING ROOM
- LIGHT AND AIRY FEEL
- SOUGHT AFTER VILLAGE SETTING
- CHAIN FREE
- LOW MAINTENANCE GARDEN
- NEWLY FITTED KITCHEN
- SEPARATE W.C
- EXCELLENT TRANSPORT LINKS
- CALL NOW TO BOOK YOUR VIEWING

## 57 Meadow Lane, Cononley, BD20 8NB

This inviting, chain free, two bedroom semi-detached home combines comfort, character and a wonderfully light, airy feel throughout. With low maintenance garden and in a charming setting, this delightful home truly deserves to be seen to be fully appreciated.



Council Tax Band: C



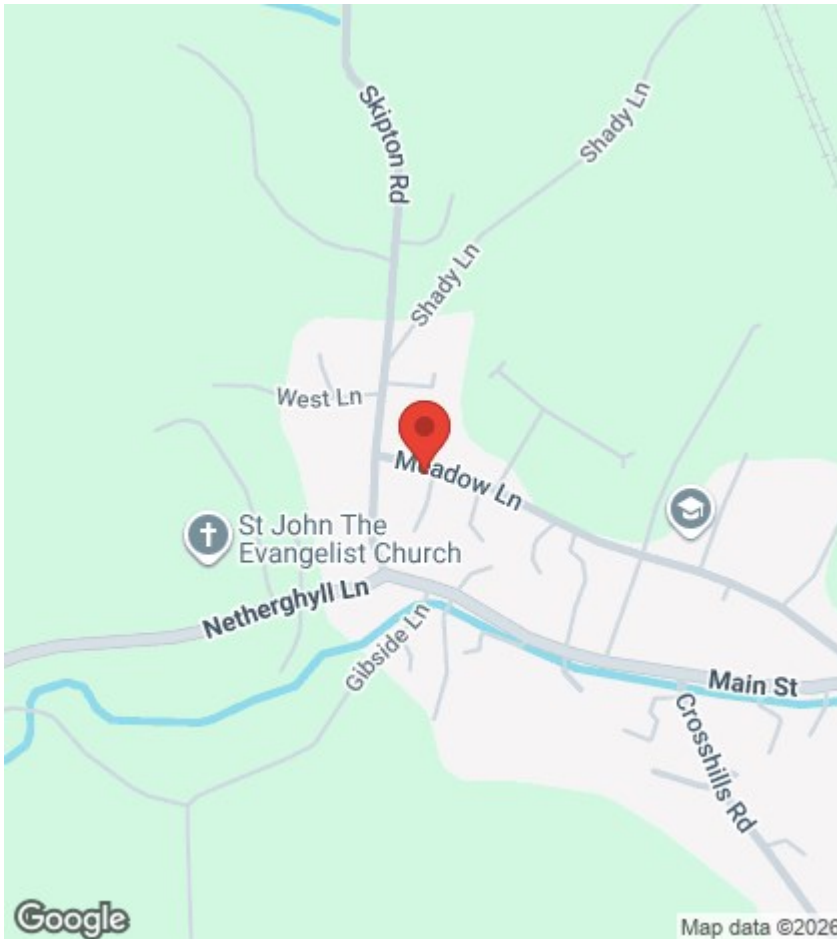
## PROPERTY DETAILS

Recently enhanced with thoughtful cosmetic updates, this inviting, chain free, semi-detached home combines comfort, character and a wonderfully light, airy feel throughout.

The property opens with a covered entrance and handy bin store before leading into a hallway with open staircase, generous sitting room, filled with natural light and opening directly onto the rear garden. The newly fitted kitchen adds a contemporary touch, featuring a sleek stainless-steel sink and attractive cupboards in white with laminated beech-block worktops. Upstairs, two well-proportioned double bedrooms are complemented by a house bathroom and separate W.C. The rear garden is fully paved for easy, low-maintenance outdoor living.

Nestled in the heart of the sought-after village of Cononley, the location is just as appealing as the property itself. Residents enjoy two welcoming pubs, a beautifully maintained park, picturesque walking routes and a highly regarded primary school. Excellent rail links place Skipton, Leeds and Bradford within easy reach, making the village ideal for both commuters and those seeking a peaceful rural setting.

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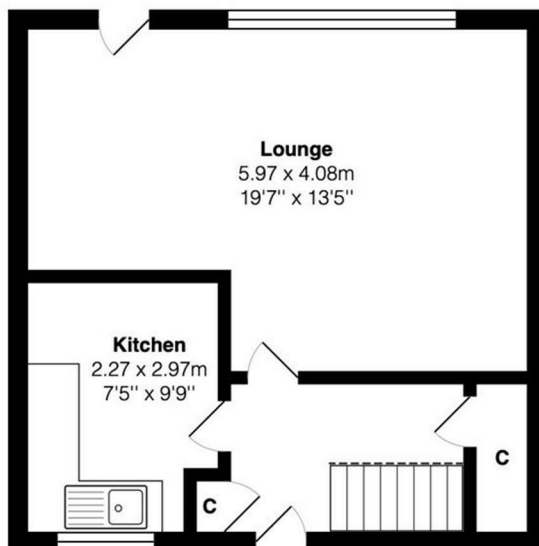
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

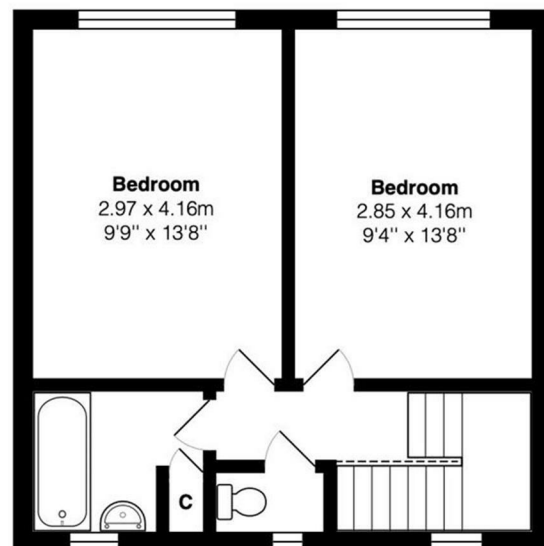
## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Ground Floor



First Floor

Total Area: 71.6 m<sup>2</sup> ... 771 ft<sup>2</sup>

All measurements are approximate and for display purposes only